

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

REGULAR MEETING MINUTES – MONDAY, OCTOBER 7, 2019 - 7:30 P.M

Mayor Glidden called the meeting to order at 9:30 p.m.

1. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, was included in the Annual Notice of Meetings which was published in The Record and The Star Ledger on January 9, 2019, was posted on the Municipal Clerk’s bulletin board and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

2. ROLL CALL

The following persons were present:

- Mayor John C. Glidden, Jr.
- Councilpersons Scott Devlin, Dolores Witko, Joseph Yammarino, Jannie Chung
and Victoria Amitai
- Borough Administrator, Edward Hynes
- Borough Attorney, Edward T. Rogan
- Borough Clerk, Loretta Castano
- Borough Engineer, Nick DeNicola

The following persons were absent:

- Councilwoman Alissa Latner
- Chief of Police, John McTigue

3. MAYORAL PRESENTATION(S)

4. PRESENTATION(S)

- a. Mike Reuten, Reuten Corporate Park presentation of Redevelopment Plan for 231-239 Herbert Avenue (Requested by Mayor’s Office 8/21/19/meeting cancelled 9/24/19 to 10/7/19 per memo dated 9/24/19 @12:36 PM) – This presentation was held during the Work Session.

5. MAYORAL APPOINTMENTS TO BOARDS AND COMMISSIONS (Not made to date)

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>MAYOR GLIDDEN'S APPOINTMENT</u>	<u>TERM</u>	<u>EXPIRES</u>
*Environmental Commission				
Associate Member	<u>Jeffrey Lee</u> (Declined Appointment)	<u>NO APPOINTMENT</u>	1 Year (Unexp. Vacant)	31-Dec-19
Associate Member	<u>Grace Whitney</u> (Appt. Member RM 6/12/19)	<u>NO APPOINTMENT</u>	1 Year (Unexp. Whitney)	31-Dec-19
*Planning Board				
Alternate No. 1	<u>Melissa Corso</u> (Resigned 3/11/19)	<u>NO APPOINTMENT</u>	2 Years (Unexp. Corso)	31-Dec-20
*Shade Tree Commission				
Alternate No. 2	<u>Tsun Tam</u> (Appt. Member ReOrg 1/2/19)	<u>NO APPOINTMENT</u>	4 Years (Unexp. Tam)	31-Dec-19

6. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

This Ordinance was introduced at the Regular Meeting held 8/14/19, and was published in The Record issue of 8/20/19, as stated in the printer’s affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

ORDINANCE NO. 2019:1263, “AN ORDINANCE AMENDING CHAPTER 200 OF THE CODE OF THE BOROUGH OF CLOSTER, SPECIFICALLY ARTICLE III AND ARTICLE XVI”

Mayor Glidden opened the meeting to the public. No one wishing to be heard, Mayor Glidden closed the public hearing.

Motion approving Ordinance No. 2019:1263 was made by Councilwoman Amitai seconded by Councilwoman Chung and declared carried upon the affirmative vote of Councilpersons Devlin, Witko, Yammarino, Chung and Amitai.

7. PUBLIC HEARING AND ADOPTION OF THE FOLLOWING ORDINANCE @ 8:00 P.M. OR AS SOON THEREAFTER AS THE MATTER MAY BE HEARD:

This Ordinance was introduced at the Regular Meeting held 9/11/19, and was published in The Record issue of 9/17/19, as stated in the printer's affidavit of publication. Reprint of this Ordinance was posted on the Municipal Bulletin Board in accordance with statutory requirements, and copies have been made available to the general public.

ORDINANCE NO. 2019:1264, "AN ORDINANCE APPROPRIATING A SUM OF \$80,000.00 FOR THE RUCKMAN PARK WALKING PARK LIGHTING PROJECT TO BE UNDERTAKEN BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$29,532.00 FROM A GRANT PROVIDED BY BERGEN COUNTY OPEN SPACE FUNDS AND \$50,468.00 PROVIDED FROM THE MUNICIPAL OPEN SPACE PRESERVATION TRUST FUND"

Mayor Glidden opened the meeting to the public. No one wishing to be heard, Mayor Glidden closed the meeting to the public.

At this time, Councilwoman Amitai expressed concern about the lighting annoying adjacent neighbors; and Borough Administrator advised that the lighting is on timers.

Motion approving Ordinance No. 2019:1264 was made by Councilman Yammarino seconded by Councilwoman Witko and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Witko, Yammarino, Chung and Amitai.

8a. VOTE ON CONSENT AGENDA ITEMS

Motion approving the Consent Agenda was made by Councilwoman Witko, seconded by Councilwoman Chung and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Witko, Yammarino, Chung and Amitai.

RESOLUTIONS

9. BILL RESOLUTION – OCTOBER 7, 2019
(Received from Deputy Treasurer 10/2/19)
10. RESOLUTION AUTHORIZING DEPUTY TREASURER TO RELEASE AND RETURN REMAINING PLANNING BOARD/ZONING BOARD OF ADJUSTMENT ENGINEERING ESCROW FUNDS TO THIRTEEN (13) NAMED APPLICANTS FOR SATISFACTORY COMPLETION OF ALL REQUIRED IMPROVEMENTS PER PLANNING/ZONING BOARD PROFESSIONALS' DETERMINATION; AND ALL FEES DUE FOR SERVICES RENDERED HAVE BEEN RECEIVED (Received from Deputy Treasurer 9/30/19)
11. RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES FOR ENVIRONMENTAL ENGINEERING and PERMITTING SERVICES FOR THE CONSTRUCTION OF TWO (2) BUTLER BUILDINGS CLOSTER DEPARTMENT OF PUBLIC WORKS, BOSWELL FILE NO. PR-19-9328 (for an amount not to exceed \$32,500.00 per proposal dated 8/29/19) Received from Interim Administrator's office 10/1/19
12. RESOLUTION APPROVING CLOSTER ENVIRONMENTAL COMMISSION MAC BAIN FARM FESTIVAL 2019 (Received from Interim Administrator's office 10/3/19)
13. RESOLUTION WAIVING THE SIDEWALK REQUIREMENT OF CLOSTER CODE FOR PROPERTY LOCATED AT 130 AND 132 HERBERT AVENUE (Discussed @ WS 9/25/19/12. M.L. 9/12/19) Received from Borough Attorney 10/3/19
14. RESOLUTION WAIVING THE SIDEWALK REQUIREMENT OF CLOSTER CODE FOR PROPERTY AT 110 PINE STREET AND GRANTING PERMISSION TO INSTALL NEW CONCRETE CURB (Discussed @ WS 9/25/19/5. M.L. 9/19/19) Received from Borough Attorney 10/3/19
15. RESOLUTION AUTHORIZING THE HIRING OF EDWARD HYNES AS BOROUGH ADMINISTRATOR (at a rate of \$120,000 per annum, subject to a complete background check and execution of an employment contract) Received from Borough Attorney 10/3/19
16. RESOLUTION AUTHORIZING THE ADVERTISEMENT OF BIDS FOR RECYCLABLE MATERIALS (Received from Borough Attorney 10/3/19)
- 16a. RESOLUTION AUTHORIZING PERSON-TO-PERSON AND PLACE-TO-PLACE TRANSFER OF PLENARY RETAIL CONSUMPTION LICENSE NO. 0207-33-011-013 (INACTIVE/POCKET), EFFECTIVE OCTOBER 18, 2019 (Received from Borough Attorney 10/7/19 @ 1 p.m.)
- 16b. RESOLUTION APPROVING AGREEMENT WITH GEORGE A. KOTEEN ASSOCIATES, INC. – UTILITY AUDIT (Received from Interim Administrator 8/23/19/Discussed @ WS 9/11/19/Approved by Borough Attorney 10/7/19@12:52 p.m.)

CLOSTER MAYOR AND COUNCIL
 REGULAR MEETING MINUTES – MONDAY, OCTOBER 7, 2019 – 7:30 P.M.

MOTIONS

17. MOTION APPROVING THE FOLLOWING MINUTES (Distributed 10/3/19):
 a. REGULAR MEETING HELD SEPTEMBER 25, 2019 - ABSTENTION: AMITAI
 b. WORK SESSION HELD SEPTEMBER 25, 2019 - NO ABSTENTIONS
18. MOTION APPROVING THE FOLLOWING NON-SALARIED APPOINTMENTS TO BOARDS AND COMMISSIONS:

<u>OFFICE</u>	<u>INCUMBENT</u>	<u>APPOINTEE</u>	<u>TERM</u>	<u>EXPIRES</u>
Food and Assistance Board				
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19
Member	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19
Historic Preservation Commission				
Class C Member	<u>Erik Lenander</u> <i>Resigned due to appointment as Qualified Purchasing Agent</i>	<u>NO APPOINTMENT</u>	4 Years (Unexp. Lenander)	31-Dec-19
Alternate No. 2	<u>VACANT</u>	<u>NO APPOINTMENT</u>	2 Years (Unexp. Vacant)	31-Dec-19

19. MOTION GRANTING APPROVAL FOR THE POLICE DEPARTMENT TO IMPOSE A 9:00 P.M. CURFEW ON CABBAGE NIGHT, WEDNESDAY, 10/30/19, AND HALLOWEEN, THURSDAY, 10/31/19 (Requested by Chief of Police 10/4/19)

20. REPORTS

- a. CONSTRUCTION OFFICIAL – SEPTEMBER 2019 (Received 10/2/19)

8b. VOTE ON ITEMS REMOVED FROM THE CONSENT AGENDA

21. OPEN MEETING TO PUBLIC FOR ANY MATTER, PER N.J.S.A. 10:4-12 (a)
 (Subject to 5-minute limit per By-Laws General Rule No.11)

Mayor Glidden opened the meeting to the public. No one wishing to be heard, Mayor Glidden closed the meeting to the public.

22. ANY OTHER MATTER WHICH MAY COME BEFORE THE GOVERNING BODY

Motion approving the following Closed Session Resolution at 9:40 p.m. was made by Councilwoman Amitai, seconded by Councilwoman Witko and declared carried by Mayor Glidden upon the affirmative vote of Councilpersons Devlin, Witko, Yammarino, Chung and Amitai.

- 22a. OMNIBUS OPEN PUBLIC MEETINGS ACT RESOLUTION authorizing the governing body pursuant to N.J.S.A. 10:4-12 to exclude the public from the next portion of the meeting in order to permit the governing body to discuss per N.J.S.A. 10:4-12(b)(4) “A collective bargaining agreement” and N.J.S.A. 10:4-12(b)(8), “A matter involving public officers”; and that the items under discussion in the closed meeting would be disclosed to the public at the conclusion of the matters which should be within 6-12 weeks.

Mayor Glidden resumed the Regular Meeting at 9:50 p.m.

23. ADJOURNMENT

Motion to adjourn the Regular Meeting at 9:48 p.m. was made by Councilman Devlin, seconded by Councilwoman Witko and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
 October 17, 2019 for approval at the
 Regular Meeting to be held
 October 23, 2019

 Loretta Castano, RMC
 Borough Clerk

Prepared by Carol A. Kroepke
 utilizing recording and Borough Clerk’s
 notes

Approved at the Regular Meeting held October 23, 2019
 Consent Agenda Item No. 14a

BOROUGH OF CLOSTER

RESOLUTION ADOPTING ORDINANCE NO. 2019:1263

WHEREAS, public notice has been given by the Borough Clerk of the Borough of Closter that an Ordinance entitled:

AN ORDINANCE AMENDING CHAPTER 200 OF THE CODE OF THE BOROUGH OF CLOSTER, SPECIFICALLY ARTICLE III and ARTICLE XVI

was introduced and passed at a meeting held on August 14, 2019 and that further consideration of said ordinance for final passage and the hearing of all persons interested in said ordinance would be conducted at this meeting; and

WHEREAS, all persons interested were given an opportunity to be heard concerning such ordinance;

NOW, THEREFORE, BE IT RESOLVED that said ordinance pass final reading and be published according to law.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

ATTEST:


 Loretta Castano, Borough Clerk

APPROVED:


 John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

 Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER
ORDINANCE NO.: 2019:1263**

**AN ORDINANCE AMENDING CHAPTER 200 OF THE CODE OF
THE BOROUGH OF CLOSTER, SPECIFICALLY ARTICLE III and ARTICLE XVI**

WHEREAS, the governing body of the Borough of Closter (“Borough”) desires to amend Chapter 200 of the Code of the Borough, specifically Article III, §200-5 definitions, accessory buildings and Article XVI, accessory buildings, §200-68; and

WHEREAS, the governing body received and reviewed correspondence dated June 18, 2019 relative to the Borough of Closter’s Planning Board’s proposed revisions to §200-5 and §200-68, accessory buildings; and

WHEREAS, the Mayor and Council considered the proposal and forwarded it to the Mayor and Council’s Ordinance Committee for review, discussion and recommendation; and

WHEREAS, the Ordinance and Legislative Committee has reviewed this change and recommends that the governing body adopt same; and

WHEREAS, the Borough Attorney has reviewed this change and found same to be in order; and

WHEREAS, the Mayor and Council believe it to be in the best interest of the health, safety and welfare of the residents of the Borough of Closter to amend §200-5 and §200-68.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Closter, County of Bergen, and State of New Jersey that:

Section 1. Article III, §200-5, Definitions, accessory buildings shall be amended as follows:

Add the following text to the end of paragraph; However, a single additional structure occupying a footprint of less than ten (10) square feet in area shall not be deemed an accessory building for the purpose of calculating a number of accessory buildings allowed on a lot or combined lots.

Section 2. Article XVI Accessory Buildings, §200-68 shall be amended as follows:

Delete and replace first line.

§200-68 Location Requirements and Height Restrictions.

Section 3. Article XVI, §200-68 shall be amended to add the following:

B. In the case of a single accessory building or structure on a property located in District No. 1, Residence Area A or District No. 2, Residence Area B, the maximum height, at any point shall be fifteen (15) feet from the lower of (i) grade level, or (ii) ground floor level to the peak-ridge of the roof provided, however, that in no case shall it exceed the height of the principal building. In the event a second accessory building or structure is located on a property, the maximum height at any point of the smaller of the two (2) structures shall be ten (10) feet. The pitch of the roof of any accessory building or structure must be no less than four (4) inches on twelve (12) inches. Accessory buildings may have a storage area located directly over the first-floor ceiling, provided that this area will remain unfinished and not be used as living space. If a stairway is proposed to the storage area, it must be located within the confines of the structure. No accessory buildings may be used for human habitation or for business or commercial purposes.

Section 4.

If any sentence, section, clause or other portion of this Ordinance or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance. All Ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency. This Ordinance shall take effect immediately upon final passage and publication as required by law.

COUNCIL PERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Devlin			×			
Councilwoman Latner					×	
Councilwoman Witko			×			
Councilman Yammarino			×			
Councilwoman Chung		×	×			
Councilwoman Amitai	×		×			

Introduced: August 14, 2019

Adopted: October 7, 2019

ATTEST:

APPROVED:



Loretta Castano, RMC, Borough Clerk



John C. Glidden, Jr., Mayor

Certified to be a true copy of an Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER

RESOLUTION ADOPTING ORDINANCE NO. 2019:1264

WHEREAS, public notice has been given by the Borough Clerk of the Borough of Closter that an Ordinance entitled:

AN ORDINANCE APPROPRIATING A SUM OF \$80,000.00 FOR THE RUCKMAN PARK WALKING PARK LIGHTING PROJECT TO BE UNDERTAKEN BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$29,532.00 FROM A GRANT PROVIDED BY BERGEN COUNTY OPEN SPACE FUNDS AND \$50,468.00 PROVIDED FROM THE MUNICIPAL OPEN SPACE PRESERVATION TRUST FUND

was introduced and passed at a meeting held on September 11, 2019 and that further consideration of said ordinance for final passage and the hearing of all persons interested in said ordinance would be conducted at this meeting; and

WHEREAS, all persons interested were given an opportunity to be heard concerning such ordinance;

NOW, THEREFORE, BE IT RESOLVED that said ordinance pass final reading and be published according to law.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko		X	X			
Councilman Yammarino	X		X			
Councilwoman Chung			X			
Councilwoman Amitai			X			

Adopted: October 7, 2019

ATTEST:

Loretta Castano
Loretta Castano, Borough Clerk

APPROVED:

John C. Glidden, Jr.
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER
BERGEN COUNTY, NEW JERSEY
ORDINANCE NO.: 2019:1264**

AN ORDINANCE APPROPRIATING A SUM OF \$80,000.00 FOR THE RUCKMAN PARK WALKING PARK LIGHTING PROJECT TO BE UNDERTAKEN BY THE BOROUGH OF CLOSTER AND TO APPROPRIATE \$29,532.00 FROM A GRANT PROVIDED BY BERGEN COUNTY OPEN SPACE FUNDS AND \$50,468.00 PROVIDED FROM THE MUNICIPAL OPEN SPACE PRESERVATION TRUST FUND

BE IT ORDAINED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey (not less than two-thirds of all members thereof affirmatively concurring) as follows:

SECTION 1. The costs described in Section 2 of this Ordinance are hereby respectively authorized to be made by the Borough of Closter, New Jersey, for the said improvements or purposes stated in Section 2, that are hereby appropriated the respective sum of money therein stated as the appropriations made for said improvements or purposes, said sum being inclusive of all appropriations heretofore made thereof and amounting in the aggregate to \$80,000.00 which is now available from a grant from the County of Bergen Open Trust Fund, in the amount of \$29,532.00 and from the Municipal Open Space Preservation Trust Fund, in the amount of \$50,468.00.

SECTION 2. The Borough of Closter, in the County of Bergen, State of New Jersey, is hereby authorized to provide for the continued acquisition and installation of lighting along Ruckman Park walking path including all labor, material costs and appurtenances necessary and suitable thereto.

SECTION 3. It is hereby determined and stated:

- (a) That said purpose is not a current expense. That the same is an improvement which the municipality may lawfully make and that no part of the cost of said improvement has been or shall be specifically assessed on properties specifically benefited;
- (b) It is not necessary to finance said purpose by the issuance of obligations by the Borough of Closter pursuant to the Local Bond Law of the State of New Jersey, for the reason that monies sufficient to cover the costs thereof shall be available from a grant from the County of Bergen Open Space Trust Fund in the amount of \$29,532.00 and from the Municipal Open Space Preservation Trust Fund, in the amount of \$50,468.00;

SECTION 4. The Capital Budget of the Borough of Closter is hereby amended or established to conform with the provisions of this Ordinance to the extent of any inconsistency therewith. The resolution in the form promulgated by the Local Finance Board showing all detail of the amended or temporary capital budget and capital program as approved by the Director of the Division of Local Government Services is on file with the Clerk and is available for public inspection.

SECTION 5. The sum of \$80,000.00 is hereby appropriated for the aforementioned purpose.

SECTION 6. It is hereby determined and stated that no supplemental debt statement is required to be made and signed in connection with said purposes, since the gross debt of the municipality, as defined under the Local Bond Law, is not increased by this Ordinance and no obligation in the matter of notes or bonds are authorized by this Ordinance.

SECTION 7. This Ordinance shall take effect after publication thereof and final passage as required by law.

If any sentence, section, clause or other portion of this Ordinance or the application thereof to any person or circumstance shall, for any reason, be adjudged by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or repeal the remainder of this Ordinance. All Ordinances or parts thereof inconsistent herewith are hereby repealed to the extent of such inconsistency. This Ordinance shall take effect immediately upon final passage and publication as required by law.

COUNCIL PERSON	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko		X	X			
Councilman Yammarino	X		X			
Councilwoman Chung			X			
Councilwoman Amitai			X			

Introduced: September 11, 2019
 Adopted: October 7, 2019

Attest: Loretta Castano
 Loretta Castano, RMC
 Municipal Clerk

Approved: John C. Glidden, Jr.
 John C. Glidden, Jr., Mayor

Certified to be a true copy of an Ordinance adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

 Loretta Castano, Borough Clerk

THE BOROUGH OF CLOSTER, NJ
BERGEN COUNTY, NJ

WHEREAS, the claims listed below have been authorized and approved by the Chairman of the Committee, examined by the Finance Committee, and found correct. Therefore


BE IT RESOLVED, that the Mayor and Council hereby authorize the payment of these claims, and that warrants be drawn therefore when funds are available.

Budgeted	Amount
Closter Board of Education September 19'	\$1,656,577.42
Northern Valley High School September 19'	\$1,186,768.00
2018 Budget Appropriations	\$18,568.53
2019 Budget Appropriations – Operating Expenses	\$297,043.70
Payroll 09/13/19	\$264,967.39
Payroll 09/30/19	\$273,361.72
Current Treasury Account September 12, 2019 – October 7, 2019	\$3,697,286.76

Capital and Trust	Amount
Capital	\$58,161.80
Escrow Trust	\$72,951.70
Recreation	\$2,415.50
Animal Trust	\$29.40


The foregoing resolution was adopted at a meeting of the Mayor and Council held on October 7, 2019

Attest:



Loretta Castano, Borough Clerk

Approved:



John C. Glidden, Jr., Mayor

October 2, 2019
02:37 PM

BOROUGH OF CLOSTER
Check Register By Check Date

Page No: 1

Range of Checking Accts: 01CURRENT to 01CURRENT Range of Check Dates: 09/12/19 to 10/07/19
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01CURRENT		CURRENT TREASURY ACCOUNT			
13652	09/12/19	AMER015 AMERICAN MINUTEMEN SEWER &	1,885.00		4899
13653	09/12/19	LUPAR000 LUPARDI'S NURSERY INC.	5,730.00		4899
13654	09/12/19	PALIS001 PALISADES SALES CORPORATION	2,160.00		4899
13655	09/12/19	RDESP000 R D'ESPOSITO PRINTING CO	257.00		4899
13656	09/12/19	ROCKL015 ROCKLAND ELECTRIC COMPANY	494.48		4899
13657	09/12/19	UNITE020 SUEZ WATER NEW JERSEY	13,529.99		4899
13658	09/12/19	VERIZ015 VERIZON COMMUNICATIONS	168.80		4899
13659	09/12/19	ROCKL015 ROCKLAND ELECTRIC COMPANY	8,271.69		4902
13660	09/13/19	CHRIS006 CHRISTIANA T C/F CE1/FIRSTTRUST	32,853.10		4904
13661	09/13/19	COREL000 CORE LOGIC	10,355.82		4904
13662	09/17/19	DELAG000 DE LAGE LANDEN FINANCIAL SVC.	559.00		4909
13663	09/17/19	DIREC000 DIRECT ENERGY BUSINESS	2,167.92		4909
13664	09/17/19	LESLI010 LESLIE WEATHERLY	40.00		4909
13665	09/17/19	MAILF005 MAILFINANCE INC.	436.77		4909
13666	09/17/19	SPECTR00 SPECTROTEL	2,250.31		4909
13667	09/17/19	UNITE020 SUEZ WATER NEW JERSEY	4,667.22		4909
13668	09/17/19	ALLSE005 ALL SEASON CLEANING LLC	2,000.00		4910
13669	09/17/19	NATIM000 NATIONAL MAINTENANCE SERVICE	2,700.00		4910
13670	09/23/19	LAKESH010 LAKESHORE LEARNING MATERIALS	261.87		4911
13671	09/25/19	ALEXA015 ALEXANDRA GOODMAN	20.00		4912
13672	09/25/19	CABLE000 OPTIMUM	157.44		4912
13673	09/25/19	DIREC001 DIRECT ENERGY BUSINESS	60.07		4912
13674	09/25/19	ROCKL015 ROCKLAND ELECTRIC COMPANY	2,396.86		4912
13675	09/25/19	STAND000 STANDARD INSURANCE COMPANY	1,164.10		4912
13676	09/25/19	VERIZ020 VERIZON WIRELESS	1,429.02		4912
13677	09/26/19	HORIZ000 HORIZON BCBSNJ	6,879.26		4919
13678	09/26/19	CLOST070 CLOSTER PUBLIC LIBRARY	61,447.83		4921
13679	09/30/19	PROFE000 PROFESSIONAL GOVERNMENT	90.00		4922
13680	10/07/19	AAAEH000 AAA EMERGENCY SUPPLY CO INC.	18,238.53		4925
13681	10/07/19	AIRGA000 AIRGAS USA, LLC	32.10		4925
13682	10/07/19	ALLSE005 ALL SEASON CLEANING LLC	1,000.00		4925
13683	10/07/19	AMERI000 AMERICAN HOSE AND HYDRAULICS	6,431.85		4925
13684	10/07/19	AMERI018 AMERICAN PAPER TOWEL	769.55		4925
13685	10/07/19	AMGRA000 AM GRAPHICS CO., INC.	465.00		4925
13686	10/07/19	ARCTI005 ARCTIC FALLS SPRING WATER INC.	121.48		4925
13687	10/07/19	BEATT000 BEATTIE PADOVANO, LLC	500.00		4925
13688	10/07/19	BERGE010 BERGEN COUNTY FIRE PREVENTION	150.00		4925
13689	10/07/19	BERGE015 BERGEN CNTY POLICE CHIEFS ASSN	200.00		4925
13690	10/07/19	BEYER000 BEYER BROS. CORP.	53.02		4925
13691	10/07/19	BOSWE000 BOSWELL MCCLAVE ENGINEERING IN	1,870.00		4925
13692	10/07/19	CLOST080 CLOSTER VOLUNTEER AMBULANCE	13,000.00		4925
13693	10/07/19	CUSTO001 CUSTOM BANDAG INC	1,076.44		4925
13694	10/07/19	DECOT000 DECOTIIS, FITZPATRICK, COLE &	470.00		4925
13695	10/07/19	DELUX000 DELUXE INTERNATIONAL TRUCKS	746.75		4925
13696	10/07/19	DEUNI000 D & E UNIFORMS	1,558.68		4925
13697	10/07/19	ERIKL005 ERIK LENANDER	500.00		4925
13698	10/07/19	GTLIN000 GTL, INC., T/A	547.00		4925
13699	10/07/19	INTER065 INTERSTATE WASTE SERVICES OF	18,939.85		4925
13700	10/07/19	JBLOC000 J & B LOCK & ALARM, INC.	155.00		4925

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October 2, 2019

02:37 PM

BOROUGH OF CLOSTER
Check Register By Check Date

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Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01	CURRENT	CURRENT TREASURY ACCOUNT			Continued
13701	10/07/19	LACAL005 LACAL EQUIPMENT, INC.	1,105.83		4925
13702	10/07/19	LUBEN005 LUBENET, LLC	1,099.00		4925
13703	10/07/19	MARKF000 MARK FIERRO, ESQ.	2,100.00		4925
13704	10/07/19	METRO015 METRO LANDSCAPE IRRIGATION INC	197.50		4925
13705	10/07/19	MGLPR000 MGL PRINTING SOLUTIONS	325.00		4925
13706	10/07/19	MICRO010 MICROSYSTEMS-NJ.COM, L.L.C.	1,686.76		4925
13707	10/07/19	MID-B000 MID-BERGEN REGIONAL HEALTH COM	35,271.00		4925
13708	10/07/19	NATIM000 NATIONAL MAINTENANCE SERVICE	1,350.00		4925
02	13709	10/07/19	NEOPO025 NEOPOST USA INC.	183.00	4925
13710	10/07/19	NORTH010 NORTH JERSEY MEDIA GROUP	283.15		4925
13711	10/07/19	NORTH025 NORTHEAST FIRE & SAFETY EQUIP.	162.25		4925
13712	10/07/19	NORTH086 NORTHERN VALLEY PRESS	84.00		4925
13713	10/07/19	PALIS001 PALISADES SALES CORPORATION	730.00		4925
13714	10/07/19	PARTS003 PARTS AUTHORITY, INC.	451.14		4925
13715	10/07/19	PGAUT006 P&G AUTO INC.	207.92		4925
13716	10/07/19	RACHL000 RACHLES/MICHELE'S OIL CO., INC	13,584.36		4925
13717	10/07/19	RUDYS000 RUDY'S RISTORANTE	82.78		4925
13718	10/07/19	RUGGE000 SMITTY'S PRODUCTIONS INC	3,376.12		4925
13719	10/07/19	RUSCO000 RUSCON TRUCK SERVICE & EQUIPT	325.68		4925
13720	10/07/19	SIRCH000 SIRCHIE FINGER PRINT	126.49		4925
13721	10/07/19	STAPL000 STAPLES	210.56		4925
13722	10/07/19	STRYK005 STRYKER SALES CORPORATION	270.00		4925
13723	10/07/19	SUNSE000 SUNSET CAR WASH	152.00		4925
13724	10/07/19	SUPER015 SUPERIOR DISTRIBUTORS CO., INC	1,550.14		4925
13725	10/07/19	TRI-C005 TRI-COUNTY TERMITE & PEST	50.00		4925
13726	10/07/19	VERAL000 V.E. RALPH & SON, INC.	135.77		4925
13727	10/07/19	WBMAS000 W. B. MASON CO., INC.	943.28		4925
13728	10/07/19	ALFON000 ALFONSO DIASPARRA	149.17		4931
13729	10/07/19	ALPHO000 ALPHONSO H. YOUNG JR.	1,564.93		4931
13730	10/07/19	ANDRE010 ANDREW ORLICH	509.73		4931
13731	10/07/19	CHIEF000 DAVID BERRIAN	593.29		4931
13732	10/07/19	DAVID050 DAVID HOLLENDER	468.35		4931
13733	10/07/19	DENNI005 DENNIS KAINÉ	1,564.93		4931
13734	10/07/19	DONAL010 DONALD NICOLETTI	1,564.93		4931
13735	10/07/19	DONDE000 DONN DEEGAN	1,371.86		4931
13736	10/07/19	DONOV000 DONOVAN BLADES	325.58		4931
13737	10/07/19	JAMES000 JAMES B. WINTERS	1,564.93		4931
13738	10/07/19	JAMES035 JAMES GORDON	241.09		4931
13739	10/07/19	JAMES080 JAMES G. GABETTIE	149.17		4931
13740	10/07/19	JEROM000 JEROME IKALOWYCH	1,564.93		4931
13741	10/07/19	JOSEP020 JOSEPH CORVELLI	441.65		4931
13742	10/07/19	KEVIN000 KEVIN M. DOERR	1,564.93		4931
13743	10/07/19	MICHA026 MICHAEL DILUZIO	149.17		4931
13744	10/07/19	NORMA010 NORMA T. KETLER	149.17		4931
13745	10/07/19	RICHA040 RICHARD D'AMICO	468.35		4931
13746	10/07/19	ROBER015 ROBERT C. TALMO	301.84		4931
13747	10/07/19	RONAL010 RONALD GAFFNEY	140.27		4931
13748	10/07/19	THOMA025 THOMAS MCNAMARA	149.16		4931
13749	10/07/19	TIMOTH00 TIMOTHY CONWAY	602.91		4931
13750	10/07/19	WILLI040 WILLIAM HOWARD	429.47		4931
13751	10/07/19	WILLI050 WILLIAM KUNZE	149.17		4931
13752	10/07/19	WILLI060 WILLIAM T. BREWSTER	376.59		4931
13753	10/07/19	WMCLO000 W. M'CLOUGHLIN	1,564.93		4931

13743 10/07/19

13750 10/07/19
13751 10/07/19

10/01/19
10/01/19

10/01/19

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BOROUGH OF CLOSTER
Check Register By Check Date

Page No: 3

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
01CURRENT CURRENT TREASURY ACCOUNT Continued					
Checking Account Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			102	0	315,423.03
	Direct Deposit:		0	0	0.00
	Total:		<u>102</u>	<u>0</u>	<u>315,423.03</u>
Report Totals			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>
			102	0	315,423.03
	Direct Deposit:		0	0	0.00
	Total:		<u>102</u>	<u>0</u>	<u>315,423.03</u>

check #

10/01/19

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BOROUGH OF CLOSTER
Check Register By Check Date

Page No: 4

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	8-01	18,568.53	0.00	0.00	18,568.53
CURRENT FUND	9-01	296,854.50	0.00	0.00	296,854.50
Total of All Funds:		<u>315,423.03</u>	<u>0.00</u>	<u>0.00</u>	<u>315,423.03</u>

Totals by Year-Fund
Fund Description

Totals by Year-Fund
Fund Description

Totals by Year-Fund
Fund Description

Totals by Year-Fund
Fund Description

Totals by Year-Fund
Fund Description

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Check Register By Check Date

Page No: 1

Range of Checking Accts: 14RECREATION to 14RECREATION Range of Check Dates: 09/12/19 to 10/07/19
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
14RECREATION		SPECIAL RECREATION ACCOUT			
599	10/07/19	ADMAN000 AD MANUFACTURING CORP.	2,415.50		4930

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
October 2				
Checks:	1	0	2,415.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	2,415.50	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	2,415.50	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	2,415.50	0.00

Check # Check Date

October 2

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BOROUGH OF CLOSTER
Check Register By Check Date

Page No: 2

Totals by Year-Fund
Fund Description

Fund	Budget Total	Revenue Total	G/L Total	Total
RECREATION TRUST T-14	2,415.50	0.00	0.00	2,415.50
Total of All Funds:	<u>2,415.50</u>	<u>0.00</u>	<u>0.00</u>	<u>2,415.50</u>

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BOROUGH OF CLOSTER
Check Register By Check Date

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Range of Checking Accts: 15ANIMALCONTROL to 15ANIMALCONTROL Range of Check Dates: 09/12/19 to 10/07/19
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num	
15ANIMALCONTROL		ANIMAL ACCOUNT				
193	10/01/19	NJDEP000 NJ DEPARTMENT OF HEALTH	29.40		4923	
Checking Account Totals						
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks:	1	0	29.40	0.00
		Direct Deposit:	0	0	0.00	0.00
		Total:	1	0	29.40	0.00
Report Totals						
			<u>Paid</u>	<u>Void</u>	<u>Amount Paid</u>	<u>Amount Void</u>
		Checks:	1	0	29.40	0.00
		Direct Deposit:	0	0	0.00	0.00
		Total:	1	0	29.40	0.00

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Check Register By Check Date

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
DOG TRUST	T-15	29.40	0.00	0.00	29.40
Total of All Funds:		<u>29.40</u>	<u>0.00</u>	<u>0.00</u>	<u>29.40</u>

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Check Register By Check Date

Page No: 1

Range of Checking Accts: CURRENT-MANUAL to CURRENT-MANUAL Range of Check Dates: 09/12/19 to 10/07/19
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
CURRENT-MANUAL	CURRENT - MANUAL				
909121	09/12/19	PAYR0000 PAYROLL AGENCY ACCOUNT	93.27		4898
909161	09/16/19	CLOST010 CLOSTER BOARD OF EDUCATION	1,656,577.42		4908
909253	09/25/19	BOR00000 BORO OF CLOSTER - PAYROLL ACCT	263,309.56		4917
909254	09/25/19	PAYR0000 PAYROLL AGENCY ACCOUNT	10,052.16		4915
909255	09/25/19	PAYR0000 PAYROLL AGENCY ACCOUNT	78.43		4916
909261	09/26/19	NORTH065 NORTHERN VALLEY HIGH SCHOOL	1,186,768.00		4920
910011	10/01/19	NATIO005 NATIONAL BENEFIT SERVICES, LLC	17.50		4924

Checking Account Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	3,116,896.34	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	3,116,896.34	0.00

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	7	0	3,116,896.34	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	7	0	3,116,896.34	0.00

909121 09/12/19
910011 10/01/19

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BOROUGH OF CLOSTER
Check Register By Check Date

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	9-01	3,116,896.34	0.00	0.00	3,116,896.34
Total of All Funds:		<u>3,116,896.34</u>	<u>0.00</u>	<u>0.00</u>	<u>3,116,896.34</u>

Totals by Year-Fund
Fund Description

Totals by Year-Fund
Fund Description

Totals by Year-Fund
Fund Description

Totals by Year-Fund
Fund Description

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BOROUGH OF CLOSTER
Check Register By Check Id

Page No: 1

Range of Checking Accts: CURRENT-MANUAL to CURRENT-MANUAL Range of Check Ids: 909101 to 909101
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
909101	09/10/19	BOR00000 BORO OF CLOSTER - PAYROLL ACCT	12,725.10		4896

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	12,725.10	0.00
Direct Deposit:	0	0	0.00	0.00
October 2 Total:	1	0	12,725.10	0.00

Check # Check Date

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BOROUGH OF CLOSTER
Check Register By Check Id

Page No: 2

Totals by Year-Fund
Fund Description

Fund Budget Total Revenue Total G/L Total Total

CURRENT FUND 9-01 12,725.10 0.00 0.00 12,725.10

Total of All Funds: 12,725.10 0.00 0.00 12,725.10

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BOROUGH OF CLOSTER
Check Register By Check Id

Page No: 1

Range of Checking Accts: CURRENT-MANUAL to CURRENT-MANUAL Range of Check Ids: 909104 to 909104
Report Type: All Checks Report Format: Super Condensed Check Type: Computer: Y Manual: Y Dir Deposit: Y

Check #	Check Date	Vendor	Amount Paid	Reconciled/Void	Ref Num
909104	09/10/19	BOR00000 BORO OF CLOSTER - PAYROLL ACCT	252,242.29		4897

Report Totals	Paid	Void	Amount Paid	Amount Void
Checks:	1	0	252,242.29	0.00
Direct Deposit:	0	0	0.00	0.00
Total:	1	0	252,242.29	0.00

Range of

Report Totals

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Report Totals

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BOROUGH OF CLOSTER
Check Register By Check Id

Page No: 2

Totals by Year-Fund Fund Description	Fund	Budget Total	Revenue Total	G/L Total	Total
CURRENT FUND	9-01	252,242.29	0.00	0.00	252,242.29
Total of All Funds:		<u>252,242.29</u>	<u>0.00</u>	<u>0.00</u>	<u>252,242.29</u>

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Loretta
Voice: 202

Resp

CHIEF FINANCIAL OFFICER CERTIFICATION OF AVAILABILITY OF FUNDS

Borough of Closter Council

Loretta
Voice: 202

As the Chief Financial Officer of the Borough of Closter, responsible for the maintenance of the financial records of the Municipality, I hereby certify that adequate funds have been appropriated. All funds are available for the aforementioned purpose and that payment of perspective contract price will be charged against and not to exceed the amount appropriated in the:

Resp

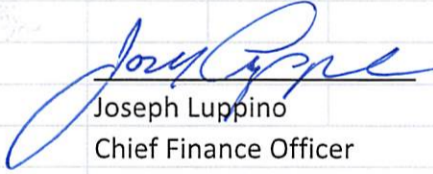
Closter Board of Education -	September	2019	\$1,656,577.42
Northern Valley Regional H.S. -	September	2019	\$1,186,768.00
Bergen County Tax			\$ -
Bergen County Open Space Tax			\$ -
2018 Budget Appropriations -	Operating		\$ 18,568.53
2019 Budget Appropriations -	Operating		\$ 297,043.70
Payroll	09/13/19		\$ 264,967.39
Payroll	09/30/19		\$ 273,361.72
Total Current Treasury	09/12/19-10/07/19		<u>\$3,697,286.76</u>
Capital			\$ 58,161.80
Escrow Trust Account			\$ 72,951.70
Recreation			\$ 2,415.50
Housing Trust			\$ -
Animal Account			\$ 29.40
Open Space			\$ -
Community Development Block Grant			\$ -
Food Locker			\$ -

Loretta
Voice: 202

Resp

Loretta
Voice: 202

Resp


Joseph Luppino
Chief Finance Officer
Borough of Closter

Dated:10/07/19

Loretta
Voice: 202

Resp

BOROUGH OF CLOSTER
BERGEN COUNTY
RESOLUTION

WHEREAS, the Planning/Zoning Board professionals have inspected the improvements required under the granted approvals: and

WHEREAS, Planning/Zoning Board professionals have determined that all required improvements have been satisfactorily completed and all fees due for services rendered have been paid;

WHEREAS, please see attached spreadsheet listing of accounts;

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter hereby authorize the Deputy Treasurer to release and return the remaining escrow funds of \$4,224.34 to the applicants on said spreadsheet.


(Accounts verified by PB & ZBOA Coordinators)

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin						
Councilwoman Latner					X	
Councilwoman Witko						
Councilman Yammarino						
Councilwoman Chung		X				
Councilwoman Amitai	X					


Adopted: October 7, 2019

ATTEST:

APPROVED:



Loretta Castano, Borough Clerk



John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
COUNTY OF BERGEN

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE CONTRACT
WITH BOSWELL ENGINEERING TO PROVIDE ENGINEERING SERVICES
FOR ENVIRONMENTAL ENGINEERING and PERMITTING SERVICES FOR
THE CONSTRUCTION OF TWO (2) BUTLER BUILDINGS
CLOSTER DEPARTMENT OF PUBLIC WORKS
BOSWELL FILE NO. PR-19-9328**

WHEREAS, the Borough of Closter, by resolution dated January 2, 2019, entered into an annual contract with Boswell Engineering for the provision of professional engineering services; and

WHEREAS, additional, professional engineering services are required for the necessary environmental engineering services to prepare the permitting required for the construction of two (2) Butler Buildings at the Closter Department of Public Works site located at 130 Ruckman Road, Closter, New Jersey; and

WHEREAS, Boswell Engineering has offered to provide the additional, engineering services in a proposal dated August 29, 2019, copy attached, for an amount not to exceed \$32,500.00; and

WHEREAS, N.J.S.A. 40A:11-1 et seq. exempts professional services from certain requirements of public bidding, provided a notice of appointment be printed in a newspaper of general circulation within the municipality; and

WHEREAS, N.J.S.A. 19:44A-20.1 et seq., commonly known as the State "Pay to Play" Law took effect on January 1, 2006 and the Borough had fully complied with the "fair and open" process set forth thereunder; and

WHEREAS, it is deemed to be in the best interests of the Borough for the Mayor and Council to enter into a contract amendment with and thereby authorizing Boswell Engineering to undertake such additional work and responsibility for an amount not to exceed \$32,500.00; and

WHEREAS, the Chief Financial Officer of the Borough of Closter has (by a Certificate of Availability of Funds) certified, pursuant to N.J.S.A. 40A:9-140.1 et seq. and N.J.A.C. 5:30-5.4, that the funds, which are required by the Borough for the retention of Boswell Engineering, are available;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council that it does hereby approve the execution by the Mayor and Borough Clerk of a contract amendment to the Borough's contract with Boswell Engineering under which Boswell Engineering will provide the additional professional services at an amount not to exceed \$32,500.00; and

BE IT FURTHER RESOLVED that said contract amendment is being awarded without competitive bidding, since the services covered are "professional services," pursuant to N.J.S.A. 40A:11-5(1)(a) of the Local Public Contracts Law, which are services performed by persons authorized by law to practice a recognized profession; and

BE IT FURTHER RESOLVED that the Borough Clerk is authorized and directed, in accordance with the notice of publication provisions of N.J.S.A. 40A:11-5(1)(a), to publish a notice of this action once in the official newspaper of the Borough; and

BE IT FURTHER RESOLVED that the award of the contract amendment shall be in accordance with and subject to compliance with the Affirmative Action Regulations of the State of New Jersey, N.J.A.C. 17:27-1.1, et seq., and the requirements of Public Laws 1975 Chapter 127, N.J.S.A. 10:5-31 to 38; and

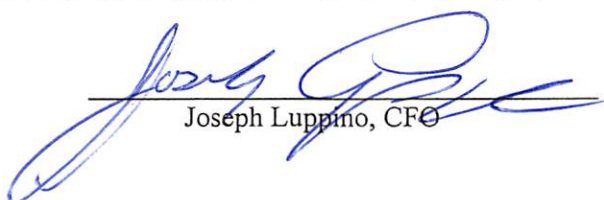
BE IT FURTHER RESOLVED that the contract amendment is being awarded in accordance with the provisions of N.J.S.A. 19:44A-20.1, et seq.

BE IT FURTHER RESOLVED that the Borough Clerk shall provide a copy of this Resolution to the Borough Administrator and to the Assistant CFO.

CERTIFICATE OF AVAILABILITY OF FUNDS

I, Joseph Luppino, Chief Financial Officer of the Borough of Closter, hereby certify, pursuant to NJSA 40A:9-140.1, et seq. and NJAC 5:30.4, that the funds are available to the Borough of Closter for calendar year 2019 in accounts C-04-15-188-009-020, C-04-18-241-007-001 and C-04-19-256-006-001.

Dated: October 7, 2019


Joseph Luppino, CFO

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

ATTEST:

Loretta Castano
Loretta Castano, Borough Clerk

APPROVED:

John C. Glidden, Jr.
John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

JL > 10/9/19
EH



BOSWELL ENGINEERING

ENGINEERS ■ SURVEYORS ■ PLANNERS ■ SCIENTISTS

330 Phillips Avenue • P.O. Box 3152 • South Hackensack, N.J. 07606-1722 • (201) 641-0770 • Fax (201) 641-1831

VIA ELECTRONIC AND REGULAR MAIL

August 29, 2019

The Honorable John C. Glidden, Jr.
Mayor of Borough of Closter
295 Closter Dock Road
Closter, New Jersey 07624-2645

Re: Proposal for Environmental Engineering and
Permitting Services for the Construction of
Two (2) Butler Buildings
Department of Public Works
110 Ruckman Road
Borough of Closter
Bergen County, New Jersey
Our File No. PR-19-9328

Dear Mayor Glidden:

Boswell Engineering (Boswell) is pleased to provide this proposal for the necessary environmental services for the above referenced site. It is our understanding that the Borough of Closter is proposing to construct two (2) Butler Buildings at the Department of Public Works (DPW) site. The buildings will measure approximately 50' x 120' and utilized for the storage of equipment.

The site lies adjacent to a tributary of the Anderson Brook, which travels along the property's south-eastern side, which the New Jersey Department of Environmental Protection (NJDEP) has classified as a Category 1 Watercourse. As per N.J.A.C. 7:13, a Category 1 Watercourse has a 300' riparian zone.

At this time, there is no Federal or State flood study, which extends along the DPW site. Therefore, a detailed hydraulic study and a Flood Hazard Area Verification will need to be prepared and submitted along with a application to the NJDEP. This will determine if the proposed buildings are located within the Flood Hazard Area.

Based on a cursory review of NJ Geoweb, it appears that wetlands are present in the immediate project area. For the reason listed above, we also believe that there will be 150' wetlands transition area buffer, which encompasses one (1) of the proposed Butler Buildings. Even though the area in question is significantly disturbed, it is still regulated under the Flood Hazard Control Act (N.J.A.C. 7:13) and Freshwater Wetlands Protection Act (N.J.A.C. 7:7A).

The Honorable John C. Glidden, Jr.
Mayor of Borough of Closter
August 29, 2019
Page 2

As per N.J.A.C. 7:8-5.6(a)2., "If more than one land cover has existed on the site during the five years immediately prior to the time of application, the land cover with the lowest runoff potential shall be used for the computations." It is our understanding that the site has been previously developed, and has millings and compacted soils for land surface. NJDEP considers millings which have been in place for a period of greater than five (5) years as impervious cover. Therefore, the project is not considered a major development and will not require stormwater management compliance. However, if NJDEP disagrees with our position, the Borough may be required to comply with the aforementioned.

SCOPE OF WORK

Under this proposal Boswell will investigate the environmental constraints and prepare the necessary NJDEP documents and applications associated with constructing the proposed Butler Building(s). Specifically, we will:

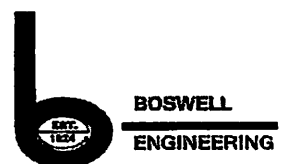
- Delineate the Flood Hazard Area (FHA);
- Apply for an FHA Verification from the (NJDEP);
- Obtain necessary FHA permit (Permit-by-rule 10);
- Delineate wetlands on site and within 150' of the property boundary; and,
- Prepare and submit a Freshwater Wetlands Redevelopment Transition Area Waiver.

Task I – FIELD SURVEY

Boswell will provide surveying services required for the proposed hydraulic analysis and site plans. Under Task I, Boswell Engineering will:

- a. Locate top and bottom of stream bank for 1,400 linear feet of the Anderson Brook Tributary,
- b. Survey brook cross-sections along 1,400 lineal feet of channel, as required by the Flood Hazard Control Act Rules, and,
- c. Partial topographic survey within the proposed construction area, and,
- d. Create existing conditions base map for the engineering site plan.

Our estimated fee for the work outlined above is \$8,000.00.



The Honorable John C. Glidden, Jr.
Mayor of Borough of Closter
August 29, 2019
Page 3

Task II – HYDRAULIC ANALYSIS

To determine the elevation and extent of the Flood Hazard Area, Boswell Engineering will perform a hydraulic analysis. The analysis will include:

- a. Delineate the drainage area of the Anderson Brook Tributary,
- b. Calculate the existing flow rates for the Anderson Brook Tributary for the 2, 10, 25, 100 year, and Flood Hazard Design Storms,
- c. Create a HEC-RAS model for the existing and proposed conditions, if applicable,
- d. Calculate a Flood Hazard elevation, and,
- e. Delineate the FHA line and the Engineering site plan.

Our estimated fee for the work outlined above is \$5,000.00.

Task III – WETLANDS DELINEATION

Wetland delineation field inspections are typically performed during the months of March to November for accurate vegetation and hydrology analysis. We will identify and delineate regulated freshwater wetlands and State Open Waters within the project limits. We will also identify and delineate freshwater wetlands on adjacent properties within 150-feet of the site's boundary. We will follow the protocol dictated by the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, 1989 (Federal Manual). The NJDEP considers the Federal Manual appropriate for delineating wetlands in New Jersey.

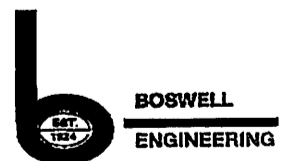
The Federal Manual requires a review of three (3) mandatory technical criteria for wetlands identification:

1. The presence of hydrophytic vegetation;
2. The presence of hydric soils; and,
3. The presence of wetlands hydrology.

Wetlands boundary determination will, in part, be based on the change of one (1) or more of these three (3) factors existing in a given area.

Since no standard manual has been issued for the identification and delineation of State Open Waters, we will identify and delineate these areas by approximating the water feature limits. Typically, identifying a high-water line is a generally accepted practice for delineating State Open Waters.

In order to determine the possible location of transitional areas on the subject property, we will also investigate an area extending 150-feet into adjacent properties from the subject site. We



The Honorable John C. Glidden, Jr.
Mayor of Borough of Closter
August 29, 2019
Page 4

will collect and document all field information on data forms in accordance with regulatory agency requirements.

Field Location of Wetland Flags

Under Task III we will survey the wetland flag locations and input the information into a computer aided drafting (CAD) program. This data will be integrated into an existing & topographic survey recently prepared by Boswell in order to prepare a Wetland Delineation Survey for submission to the NJDEP.

Our estimated fee for the work outlined above is **\$3,500.00**.

Task IV – ENGINEERING SITE PLAN

We will prepare an engineering site plan that will be used for NJDEP and Bergen County Soil Conservation District (BCSCD) permits and certification submittals. Under this task Boswell will provide:

- a. Building locations and slab elevations
- b. Existing and proposed grading
- c. Environmental constraints
- d. Site construction details

Our estimated fee for the work outlined above is **\$3,500.00**.

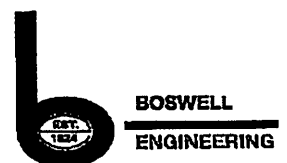
Task V – NJDEP LAND USE PERMITTING

Boswell will complete a Flood Hazard Area Permit-By-Rule #10, Flood Hazard Area Verification, and a Freshwater Wetlands Special Activity, Redevelopment Transition Area Waiver.

The Flood Hazard Area Permit-By-rule can be utilized if the construction activity is located outside of a regulated flood hazard area, but within the riparian zone. If the Verification concludes that the activity is located within the flood hazard area an Individual Flood Hazard Area Permit will be required, and is not included as part of this proposal.

A Special Activity Redevelopment Waiver is required for the construction of the building and grading activity within the transition area of the adjacent wetland system.

A Flood Hazard Area Verification is required for any disturbance which would alter the limits of the existing Flood Hazard Area of the floodway. In order to verify the extent of the flood hazard area and floodway we will prepare a Flood Hazard Verification in accordance with N.J.A.C. 7:13-6.1.



The Honorable John C. Glidden, Jr.
Mayor of Borough of Closter
August 29, 2019
Page 5

The work anticipated under Task No. V will include:

- Prepare a written metes and bounds description of the existing floodway and Flood Hazard Area;
- Prepare a survey of the existing Flood Hazard Area and floodway;
- Determine the flood hazard elevation and floodway limits;
- Division of Land Use Regulation Program Form (DLUR);
- Freshwater Wetlands Special Activity Administrative Checklists;
- Site photographs of the project area;
- Copy of the necessary location maps and figures;
- Notices to adjacent property owners, certified mail, return receipt requested (**postage to be paid by the Borough**);
- Compliance Statement (in accordance with N.J.A.C. 7:7A);
- Natural Heritage Database Results;
- National and State Historic Preservation Office Search; and,
- NJDEP application fees based on partial site verification of 4 acres
Redevelopment of Transition Area Waiver with no LOI – *approximately \$2,500.00*; and,
Flood Hazard Area Verification *\$5,600.00* (\$4,000.00 base fee - \$400 x 400 l.f. of
channel onsite)
Total to be paid for by the Borough – approximately \$8,100.00).
- Permit coordination with NJDEP representatives.

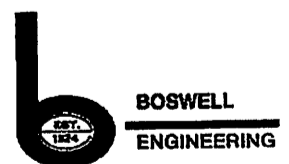
Our estimated fee for the work outlined above is \$9,500.00.

Task VI – SOIL EROSION AND SEDIMENT CONTROL

Under this task, Boswell will complete a soil erosion application to the BCSCD for proposed construction activities. The work anticipated under Task No. VI will include:

- Application preparation;
- Engineering plans depicting details, construction sequence and stabilization procedures;
- Soil erosion and sediment control measures shown on the construction drawings/details;
- Location of proposed stockpile areas and temporary construction access routes; and,
- Application fees (**to be paid for by the Borough** approximately \$975.00 depending upon the area of disturbance).

Our estimated fee for the work outlined above is \$1,500.00.



The Honorable John C. Glidden, Jr.
Mayor of Borough of Closter
August 29, 2019
Page 6

Task VII – NJDEP AND BCSCD COORDINATION

Following the application’s submission, under Task No. 7 we will respond to Agency/District comments and revisions, monitor the progress of the permits and attend up to two (2) field visits to the project site with the NJDEP and/or BCSCD.

The completion of the application is dependent on the receipt of several items noted within the proposal. Naturally, we will remain in frequent contact with the NJDEP and BCSCD review staff in an effort to expedite scheduling of the site inspection and issuance of the permits.

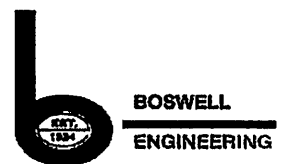
Our estimated fee for the work associated with Task No. VII is **\$1,500.00**.

ESTIMATED FEE

We shall provide the environmental consulting services set forth in the Scope of Work. The fee is determined on a time and expense basis in accordance with the Boswell standard fee schedule in effect at the time the work is performed.

The estimated fees for the environmental services described above are as follows:

Task Number	Estimated Fee
Task No. I: Field Survey	\$ 8,000.00
Task No. II: Hydraulic Analysis	\$ 5,000.00
Task No. III: Wetlands Delineation	\$ 3,500.00
Task No. IV: Site Plans	\$ 3,500.00
Task No. V: NJDEP Land Use Permitting	\$ 9,500.00
Task No. VI: Soil Erosion and Sediment Control	\$ 1,500.00
Task No. VII: NJDEP and BCSCD Coordination	\$ 1,500.00
Grand Total	\$32,500.00
NJDEP and BCSCD Review Fees	\$ 9,075.00



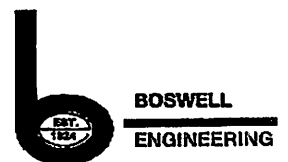
The Honorable John C. Glidden, Jr.
Mayor of Borough of Closter
August 29, 2019
Page 7

EXCLUSIONS

Services and costs **not included** in this proposal are as follows:

1. Complete site topographic survey.
2. Boundary survey of the property limits with current deed.
3. Re-flagging or additional surveying resulting from flags/stakes being removed or destroyed by others.
4. NJDEP application fees.
5. NJDEP permits not specifically included in this proposal, i.e. Flood Hazard Individual Permit.
6. Certified mailing postage.
7. Increases in scope of work.
8. Wetland Mitigation Plan.
9. Geotechnical Investigation.
10. Letter of Interpretation (LOI) or other wetland permits not included in this proposal or requested by the NJDEP; and,
11. Riparian Mitigation Plan.

If this proposal meets with your approval, kindly provide us with the necessary authorization to proceed and we will commence work.

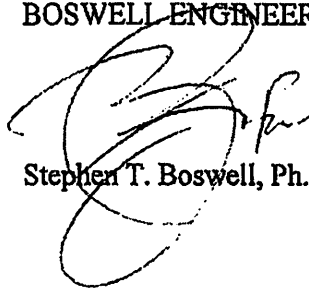


The Honorable John C. Glidden, Jr.
Mayor of Borough of Closter
August 29, 2019
Page 8

We wish to thank you for the opportunity of presenting this proposal and look forward to working with the Borough on this project. Should you have any questions or require anything further, please do not hesitate to contact Frank J. Rossi, LSRP or me.

Very truly yours,

BOSWELL ENGINEERING

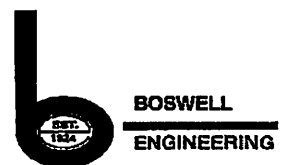


Stephen T. Boswell, Ph.D., P.E., SECB, LSRP

STB/FJR/cr

cc: Mr. William Dahle III, Superintendent of Public Works

190829CRP1



BOROUGH OF CLOSTER
COUNTY OF BERGEN

**RESOLUTION APPROVING
CLOSTER ENVIRONMENTAL COMMISSION
MAC BAIN FARM FESTIVAL 2019**

WHEREAS, the Borough of Closter's Environmental Commission desires to provide a free fall festival for the benefit of Closter residents; and

WHEREAS, the 2019 Environmental Commission is requesting the fall festival be held on Saturday, October 19th with a rain date of Sunday, October 20th at the Mac Bain Farm on Hickory Lane (Exhibit A attached); and

WHEREAS, each vendor shall complete and file a Borough of Closter Hold Harmless Agreement and provide the Borough Administrator's Office with a copy of their Liability Insurance Certificate with a minimum of \$1,000,000 coverage which shall name the Borough of Closter as an additional insured (Exhibit A); and

WHEREAS, the Closter Environmental Commission desires to engage Jane K. Williams, 263 West 86th St., New York, NY 10024, a private entity, to provide music at the 2019 Mac Bain Farm Festival; and

WHEREAS Jane K. Williams, on behalf of the *Maze Bright Music* has advised the Borough the *Maze Bright Music* does not carry a commercial liability insurance policy;

WHEREAS Jane Turner, on behalf of *Maze Bright Music* has provided the required Hold Harmless Agreement, agreeing to hold the Borough of Closter harmless of all liability; and

WHEREAS, after consultation with and approval of the Hold Harmless Agreement from of the Borough's Risk Manager, the Mayor and Council may grant an exception for insurance for the music; and

WHEREAS, Jane K. Williams, *Maze Bright Music*, is the sole vendor for this event; and


NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that approval has been given to the Closter Environmental Commission to use the Mac Bain Farm on Saturday, October 19, 2019 with a rain date of Sunday, October 20, 2019 for purposes of hosting the Mac Bain Farm Festival; and

BE IT FURTHER RESOLVED the Mac Bain Farm Festival is hereby approved and a copy of the resolution shall be provided to, Chief of Police, Superintendent of Public Works and Assistant CFO for their respective files and review.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

APPROVED BY:


 John C. Glidden, Jr., Mayor

ATTEST:


 Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on October 7, 2019

 Loretta Castano, Borough Clerk

EXHIBIT A

Closter Environmental Commission Mac Bain Farm Festival 2019

Jane K. Williams

Non-Professional Band*

*Hold Harmless Agreement only

BOROUGH OF CLOSTER
BERGEN COUNTY
295 CLOSTER DOCK ROAD
CLOSTER, NEW JERSEY 07624-0569

THOMAS COLWELL - CHAIR
CLOSTER ENVIRONMENTAL COMMISSION

NANCY PERGAMENT - MEMBER
CLOSTER ENVIRONMENTAL COMMISSION



September 29, 2019

Mayor John Glidden
Councilmember Alissa Latner
Councilmember Jannie Chung
Councilmember Delores Witko
Councilmember Victoria Amitai
Councilmember Scott Devlin
Councilmember Joseph Yammarino

Dear Mayor Glidden and Councilmembers Latner, Chung, Witko, Amitai, Devlin and Yammarino,

The Closter Environmental Commission is requesting permission to host the Annual Mac Bain Farm Festival on Saturday October 19, 2019 from 3pm to 5pm at The Mac Bain Farm, 203 Hickory Ave, Closter NJ 07624. The Rain Date will be Sunday October 20, 2019.

The Mac Bain Farm Festival offers Closter residents an opportunity to come to the farm for S'mores, Cider, Pumpkin Picking and Painting. There will be storytelling and music.

The Environmental Commission will also notify The Closter Police Chief and The Fire Marshall.

Please let me know if there is anything else you need from the Closter Environmental Commission.

Sincerely,

Tom

Thomas Colwell
Chair – Closter Environmental Commission

BOROUGH OF CLOSTER

**RESOLUTION WAIVING THE SIDEWALK REQUIREMENT
OF CLOSTER CODE FOR PROPERTY LOCATED AT 130 AND 132 HERBERT AVENUE**

WHEREAS, the owner of the property located at 130 and 132 Herbert Avenue, appeared at the public meeting of the Closter Planning Board on June 27, 2019 on a soil moving permit application; and

WHEREAS, the Planning Board and Borough Engineer determined during the course of the hearing that the Borough’s requirement for new curb and sidewalk installation was not necessary, due to the good condition and age of the existing curb and sidewalk; and

WHEREAS, the Planning Board voted in favor of recommending to the Mayor and Council that the requirement for the installation of new curbing and sidewalk was unnecessary; and

WHEREAS, the property owner forwarded a waiver request to the Mayor and Council which was considered at the Public Meeting held on September 25, 2019 requesting the sidewalk and curb waiver; and

WHEREAS, the Council and the Borough Engineer have determined that the existing curbing and sidewalk is satisfactory and has found it appropriate to grant such a waiver.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the Borough’s sidewalk requirement for the property located at 130 and 132 Herbert Avenue is hereby waived due to the generally good condition of the existing curbing and sidewalk.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized to forward a copy of this resolution to the Building Department.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

ATTEST:


Loretta Castano, Borough Clerk

APPROVED:


John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER

**RESOLUTION WAIVING THE SIDEWALK REQUIREMENT
OF CLOSTER CODE FOR PROPERTY AT 110 PINE STREET AND GRANTING
PERMISSION TO INSTALL NEW CONCRETE CURB**

WHEREAS, the owner of the property located at 110 Pine Street, Block 606 Lot 33 has requested a waiver of the Borough’s sidewalk requirement pursuant to Closter Code Section 171-29A (2) and permission to install a new concrete curb; and

WHEREAS, the property owner’s request before the Mayor and Council was discussed at the public meeting held on September 25, 2019 pursuant to a letter dated September 16, 2019 addressing the request for the sidewalk waiver and permission to install a new concrete curb; and

WHEREAS, the property owner agrees to make a contribution in the amount of \$4,750.00 to the Borough’s sidewalk fund and to install new concrete curbs in line with any curbing adjacent to the property. The payment to the fund and establishment of curbs shall be completed prior to the issuance of a final Certificate of Occupancy for the aforementioned property.


NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter that the Borough’s sidewalk requirement for the property located at 110 Pine Street is hereby waived and the property owner shall make a contribution of \$4,750.00 to the Borough’s sidewalk fund and shall be given permission to install a new concrete curb. Payment to the fund shall be completed prior to the issuance of a Certificate of Occupancy for the aforementioned property.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized to forward a copy of this Resolution to the Building Department.

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			


Adopted: October 7, 2019

ATTEST:



Loretta Castano, Borough Clerk

APPROVED:



John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

BOROUGH OF CLOSTER
COUNTY OF BERGEN

**RESOLUTION AUTHORIZING THE HIRING OF EDWARD HYNES AS
BOROUGH ADMINISTRATOR**

WHEREAS, in the Borough of Closter there is a need to employ a Borough Administrator; and
WHEREAS, Edward Hynes has, pursuant to resolution dated June 12, 2019, acted in such capacity serving as the Borough's Interim Administrator; and

WHEREAS, that open position was advertised, resumes were accepted by the Borough and qualified candidates were interviewed by members of the Governing Body; and

WHEREAS, the Governing Body has evaluated Mr. Hynes' service during the period of time he has acted as Interim Administrator; and

WHEREAS, the Governing Body recommends that Edward Hynes be offered the position of Borough Administrator at the salary of \$120,000 per year, subject to applicable Borough ordinances and subject to a full background check and the execution of an employment contract which shall provide for four (4) weeks of vacation not to be utilized in excess of two consecutive weeks at any given time; and

WHEREAS, the Borough Administrator shall be employed on a full-time basis; and

WHEREAS, upon satisfaction of the aforementioned conditions, Edward Hynes shall continue to be employed as the Closter Borough Administrator effective October 16, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey as follows:

1. Subject to any applicable ordinances, the employee's completion of a full criminal background check and the execution of an employment contract, Edward Hynes shall be employed as the Closter Borough Administrator at a salary of \$120,000 per annum, effective October 16, 2019;
2. During Edward Hynes tenure as Borough Administrator, he shall be granted four (4) weeks of vacation, not to be utilized in excess of two consecutive weeks at a time.
3. The Borough Administrator position shall be a full-time employment position.
4. The Borough Attorney is hereby authorized to negotiate and prepare the appropriate employment contract.
5. The Mayor and Borough Clerk are hereby authorized to execute said contract on behalf of the Borough of Closter, subject to Human Resource Committee's review and approval.

BE IT FURTHER RESOLVED that the Borough Clerk is hereby directed to retain a copy of the contract for public inspections.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

ATTEST:


Loretta Castano, Borough Clerk

APPROVED:


John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER
COUNTY OF BERGEN**

**RESOLUTION AUTHORIZING THE ADVERTISEMENT OF BIDS
FOR RECYCLABLE MATERIALS**

WHEREAS, the Borough’s Contract for Collection and Disposal of Recyclable Materials expires on December 31, 2019; and

WHEREAS, the Borough desires to advertise for the receipt of bids for recyclable materials collection and disposal services, including the transfer, transportation and payment for disposal of the Borough’s recyclable materials; and

WHEREAS, said Contract is subject to the New Jersey Local Public Contracts Law, and shall be advertised in accordance with the requirements of the Local Public Contract Law.


NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey, that the Borough Attorney and the Borough Administrator are hereby authorized to prepare the necessary Notice to Bidders and Bid Package, and the Borough Clerk is hereby authorized to advertise for the receipt of bids for the aforementioned services.

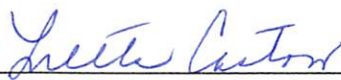
Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

APPROVED BY:

ATTEST:


John C. Glidden, Jr., Mayor


Loretta Castano, Borough Clerk

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter on October 7, 2019.

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER
COUNTY OF BERGEN
RESOLUTION AUTHORIZING PERSON-TO-PERSON AND PLACE-TO-PLACE
TRANSFER OF PLENARY RETAIL CONSUMPTION
LICENSE NO. 0207-33-011-013 (INACTIVE/POCKET)**

WHEREAS, an application has been filed for a Person-to-Person and Place-to-Place transfer of Plenary Retail Consumption License No. 0207-33-011-013 to Silk Road Restaurants, LLC d/b/a Brasserie Memere, 7 Overlook Road, Bloomingdale, New Jersey 07403 from Retail Holdings (DG), LLC, c/o Eden's, 21 Custom House Street, Suite 450, Boston Massachusetts 02110; and

WHEREAS, the submitted application form is complete in all respects, the transfer fees have been paid and the license has been properly renewed for the current license term; and

WHEREAS, the applicant is qualified to be licensed according to all standards established by Title #33 of the New Jersey Statutes, regulations promulgated thereunder, as well as pertinent local ordinances and conditions consistent with Title #33; and

WHEREAS, the applicant has disclosed, and the issuing authority reviewed, the source of all funds used in the purchase of the license and the licensed business and all additional financing obtained in connection with the licensed business; and

WHEREAS, the activation of the license at the demised premises as approved shall be subject to the issuance of a Certificate of Occupancy for the premises and the issuance to the applicant of any other municipal license or permit necessary for the conduct of applicant's business at the premises, pursuant to N.J.S.A. 33:1-32.


NOW, THEREFORE, BE IT RESOLVED that the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey does hereby approve, effective October 18, 2019, the transfer of the aforesaid Plenary Retail Consumption License No. 0207-33-011-013 from its former pocket status to the premises located at 107 VerValen Street, Unit D-08, Closter, New Jersey. The activation of the license at the demised premises, as approved, shall be subject to the issuance of a Certificate of Occupancy for the premises and the issuance to the applicant of any other municipal license or permit necessary for the conduct of applicant's business at the premises; and

BE IT FURTHER RESOLVED, that the Mayor and Council of the Borough of Closter does hereby direct the Borough Clerk to endorse the license certificate as follows: "This license subject to all of its terms and conditions, is hereby transferred to Silk Road Restaurants, LLC d/b/a Brasserie Memere for premises located at 107 VerValen Street, Unit D-08, Closter, New Jersey, effective October 18, 2019 as an inactive license".

Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

APPROVED:



John C. Glidden, Jr., Mayor

ATTEST:



Loretta Castano, Borough Clerk

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

APPROVED:

Loretta Castano, Borough Clerk

**BOROUGH OF CLOSTER
COUNTY OF BERGEN**

**RESOLUTION APPROVING AGREEMENT WITH GEORGE A. KOTEEN
ASSOCIATES, INC. – UTILITY AUDIT**

WHEREAS, the Borough of Closter seeks to enter into an agreement with George A. Koteen Associates, Inc. to perform an audit of its utilities in order to provide savings and credit/refunds to the Borough; and

WHEREAS, George A. Koteen Associates, Inc., with offices located at 290 Queen Anne Road, Teaneck, New Jersey has provided a proposal to the Borough, a copy of which is attached hereto and incorporated herein by reference; and

WHEREAS, George A. Koteen Associates, Inc. has extensive experience in providing said services to municipalities; and

WHEREAS, George A. Koteen Associates, Inc. has submitted a proposed agreement to audit the Borough’s utility charges and services at no initial cost to the Borough, but instead will receive Fifty Percent (50%) of the monthly reduction in utility charges for a 36 month period and 50% of any refund or credits obtained on behalf of the Borough as a result of the audit and recommendations performed by George A. Koteen Associates, Inc.

WHEREAS, the Borough Administrator and Borough Attorney have reviewed the proposal from George A. Koteen Associates, Inc., a copy of which is attached hereto, and incorporated herein by reference, and recommends the approval of same; and

WHEREAS, the Governing Body has reviewed the above described proposal and has determined that it is in the best interest of the residents of the Borough of Closter to pursue the same.

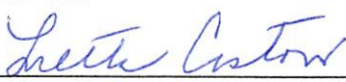
NOW THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter, County of Bergen, State of New Jersey as follows:

1. That the agreement with George A. Koteen Associates, Inc., a copy of which is attached hereto and made a part hereof, the audit the Borough’s utility charges to uncover charges and to recover reimbursement for same on behalf of the Borough is hereby approved.
2. The appropriate Borough Officials are hereby authorized and directed to assist George A. Koteen Associates, Inc. and to supply needed information for Koteen to conduct its audit of the Borough’s utility invoices.
3. The Mayor and Borough Clerk are hereby authorized to execute the agreement with George A. Koteen Associates, Inc.


Councilperson	Motion	Second	Yes	No	Absent	Abstain
Councilman Devlin			X			
Councilwoman Latner					X	
Councilwoman Witko			X			
Councilman Yammarino			X			
Councilwoman Chung		X	X			
Councilwoman Amitai	X		X			

Adopted: October 7, 2019

ATTEST:


Loretta Castano, Borough Clerk

APPROVED:


John C. Glidden, Jr., Mayor

Certified to be a true copy of a Resolution adopted by the Mayor and Council of the Borough of Closter at the Regular Meeting held October 7, 2019.

Loretta Castano, Borough Clerk

ALLAN ROTTO CONSULTANTS, INC.

P.O. BOX 1127 • SYOSSET, NY 11791-0489
PHONE 516-364-3639 • FAX 516-364-3598

GEORGE A. KOTEEN ASSOCIATES,

290 QUEEN ANNE ROAD • TEANECK, NJ 07666
PHONE 201-457-7400 • FAX 201-457-7402

AGREEMENT DATED _____

1. IN CONSIDERATION OF THE TERMS STATED HEREIN, WE (BEING THE CLIENT BELOW) HEREBY AUTHORIZE YOU TO AUDIT, CORRECT AND SUBMIT RECOMMENDATIONS FOR ALL POSSIBLE SAVINGS, REFUNDS, CREDITS OR ADJUSTMENTS DUE, BASED ON CHARGES ON OUR ELECTRIC, GAS, WATER, SEWER AND TELECOMMUNICATION BILLS. IT IS UNDERSTOOD YOU WILL MAKE A TECHNICAL ANALYSIS OF ALL RATES, SCHEDULES AND CONTRACTS UNDER WHICH WE ARE SUPPLIED OR PURCHASE ELECTRIC, GAS, WATER, SEWER AND TELECOMMUNICATION SERVICES, AND ADVISE WHERE REDUCTIONS IN OUR UTILITY EXPENDITURES CAN BE OBTAINED. YOU ARE TO CORRECT, ADJUST & MAKE SUCH RECOMMENDATIONS AS WILL ENABLE US TO OBTAIN SUCH SERVICES AT THE MOST FAVORABLE & ECONOMICAL RATES, INCLUDING THRU SPECIAL PROVISIONS, ALTERNATE TARIFFS, FAVORABLE CLAUSES AND RIDERS.

2. YOUR INITIAL EXAMINATION WILL COVER IN THE MINIMUM THE PAST 12 MONTHS' BILLS, THOUGH WE WILL REVIEW UTILITY RECORDS FROM THE PAST 6 YEARS. YOUR CONTINUING ANALYSIS WILL COVER OUR CURRENT UTILITY BILLS, WHICH WE WILL SEND TO YOU EACH MONTH DURING THE LIFE OF THIS AGREEMENT. WHEN AN AUDIT OF PRIOR BILLS IS WARRANTED, YOU WILL AUDIT THOSE BILLS, GOING AS FAR BACK AS NECESSARY. WE AGREE TO COOPERATE WITH YOU AND SUBMIT OUR UTILITY BILLS AND SUCH OTHER INFORMATION AS AVAILABLE, WHICH IS REQUIRED BY YOU TO PERFORM THIS SERVICE.

3. WHEN AS A RESULT OF YOUR INVESTIGATION IT APPEARS THAT WE HAVE BEEN OVERCHARGED DUE TO ERRORS OR MISTAKES IN BILLING (OR ON EXISTING RATES, CONTRACTS, USAGE OR METERING), YOU WILL SECURE OR ADVISE HOW WE MAY OBTAIN CREDITS FOR SUCH OVERCHARGES. THE CREDITS, REFUNDS OR ADJUSTMENTS SHALL BE CREDITED DIRECTLY TO US BY THE SERVICE PROVIDER.

4. ALL NEGOTIATIONS WITH OUR UTILITY SERVICE PROVIDERS WILL BE CONDUCTED THROUGH YOU UNLESS AGREED OTHERWISE. WE WILL EXECUTE ALL AUTHORIZATIONS NECESSARY IN ORDER TO SECURE CREDITS, SAVINGS OR IMPLEMENT RECOMMENDATIONS.

5. WE PAY YOU NO RETAINER OR ADVANCE FEES OF ANY KIND. WE DO AGREE TO PAY YOU AS FOLLOWS:

- (A) FIFTY PERCENT (50%) OF ALL SAVINGS, WHICH ARE SECURED THROUGH YOUR EFFORTS FOR A PERIOD OF THIRTY-SIX (36) MONTHS FROM THE DATE EACH SUCH SAVINGS, REDUCTION, ADJUSTMENTS OR CORRECTIONS REFLECT ON OUR BILLS. IN THE EVENT BILLS ARE NOT SUPPLIED FOR SAVING CALCULATIONS, BILLING WILL BE RENDERED ON AN ESTIMATED, HISTORIC BASIS. IF THE CLIENT MOVES FROM A LOCATION, CHANGES SERVICE PROVIDERS OR DISCONNECTS SERVICE UNDER AN ACCOUNT WHERE SAVINGS HAVE BEEN SECURED, BUT AS A RESULT OF ITS CHANGES NO LONGER RECEIVES THE MONTHLY SAVINGS BENEFIT, THEN NO FUTURE PAYMENT WILL BE DUE.
- (B) WE ALSO AGREE TO PAY YOU FIFTY PERCENT (50%) OF EACH REFUND, CREDIT OR ADJUSTMENT SECURED THROUGH YOUR NEGOTIATIONS, RECOMMENDATIONS OR OTHER EFFORTS.
- (C) PAYMENT WILL BE MADE WITHIN TWENTY (20) DAYS AFTER RECEIPT OF OUR INVOICES DETAILING THE SAVINGS, REFUNDS, CREDITS OR ADJUSTMENTS (LESS ANY COSTS INCURRED FOR UTILIZATION OF PROFESSIONAL OR LEGAL SERVICES DEEMED NECESSARY IN ORDER TO SECURE MAXIMUM RECOVERY & SAVINGS FOR THE CLIENT). LATE PAYMENTS ARE SUBJECT TO INTEREST AT THE RATE OF 1 1/2% PER MONTH. INTEREST WHICH MAY NOT APPEAR ON INVOICES IS NOT AN INDICATION THAT INTEREST IS BEING WAIVED.

SHOULD YOU BE COMPELLED TO INSTITUTE ANY LEGAL PROCEEDING FOR THE PURPOSE OF COLLECTING PAYMENT DUE UNDER THIS AGREEMENT, THEN WE SHALL REIMBURSE ALL REASONABLE COSTS INCLUDING BUT NOT LIMITED TO ATTORNEY FEES, LEGAL AND COURT FEES.

6. IN THE EVENT A RECOMMENDATION, RECONCILIATION OR NEGOTIATION WITH THE UTILITY OR A COMPLAINT TO THE BPU/PSC IS STILL PENDING AT THE EXPIRATION OF THIS AGREEMENT, THEN THIS AGREEMENT WILL BE AUTOMATICALLY EXTENDED UNTIL SAME IS COMPLETED AND WE AGREE TO PAY YOU AS OUTLINED IN PARAGRAPH 5 ABOVE; AND FOR SUCH PURPOSE, WE WILL PROVIDE YOU UTILITY BILLS NEEDED TO FINALIZE ALL PENDING RECOMMENDATIONS AND COMPLETE VERIFICATION. IN ADDITION, IF A RECOMMENDATION FOR SAVINGS, REDUCTIONS OR REFUND, CREDIT OR ADJUSTMENT IS IDENTIFIED AND WE ELECT NOT TO PURSUE IT, YOU WILL HAVE THE RIGHT TO SEEK APPROPRIATE COMPENSATION.

7. THE INITIAL TERM OF THIS AGREEMENT SHALL BE THREE (3) YEARS FROM THE DATE HEREOF. UPON COMPLETION OF THE INITIAL TERM THIS AGREEMENT WILL CONTINUE THEREAFTER FOR ADDITIONAL TERMS OF THREE (3) YEARS UNLESS CANCELED BY WRITTEN NOTICE AT LEAST NINETY (90) DAYS PRIOR TO THE BEGINNING OF ANY RENEWAL PERIOD. THIS AGREEMENT SHALL BE CONSTRUED UNDER THE LAWS OF THE STATE OF NEW JERSEY, AND ITS TERMS SHALL NOT BE CONSTRUED STRICTLY AGAINST THE PARTY WHO PREPARED IT.

ACCEPTED (DATED): _____ (0613/1114) COMPANY NAME: _____

GEORGE A KOTEEN ASSOCIATES INC. SIGNATURE: X [Signature]

BY: ISMAEL FAUSTINO, PRESIDENT PRINT NAME: _____ ALLAN ROTTO

CONSULTANTS, INC. TITLE: Mayor

BY: HOWARD F. ROTTO, EXEC VICE-PRESIDENT ADDRESS: _____

CITY: _____ STATE/ZIP: _____

EH 10/9/19

MAYOR AND COUNCIL
BOROUGH OF CLOSTER

WORK SESSION NOTES – MONDAY, OCTOBER 7, 2019 - 7:30 P.M.

The Mayor and Council of the Borough of Closter held a Work Session on Monday, October 7, 2019. Mayor Glidden called the meeting to order at 7:30 p.m.

1. PLEDGE OF ALLEGIANCE

Mayor Glidden invited all to join in the Pledge of Allegiance.

2. PROVISIONS OF OPEN PUBLIC MEETINGS ACT STATEMENT

This meeting is called pursuant to the provisions of the Open Public Meetings Act of the State of New Jersey, which was included in the Annual Notice of Meetings, which was published in The Record and The Star Ledger on January 9, 2019, was posted on the Municipal Clerk's bulletin board and has remained posted as the required notices under the Statute. In addition, a copy of the notice is and has been available to the public and is on file in the office of the Municipal Clerk.

3. ROLL CALL

The following persons were present:

Mayor John C. Glidden, Jr.
Councilpersons Scott Devlin, Dolores Witko, Joseph Yammarino, Jannie Chung,
and Victoria Amitai
Interim Borough Administrator, Edward Hynes
Borough Attorney, Edward T. Rogan
Borough Clerk, Loretta Castano
Borough Engineer, Nick DeNicola

The following persons were not present:

Councilwoman Alissa Latner
Chief of Police, John McTigue

4. PRESENTATION(S) at 7:30 P.M. (Requested by Mayor Glidden)

- a. Mike Reuten, Reuten Corporate Park presentation of Redevelopment Plan for 231-239 Herbert Avenue (Requested by Mayor's Office 8/21/19/Rescheduled from RM 9/25/19)

Mayor Glidden explained that the presentation was requested by Reuten and welcomed them to make the presentation; but cautioned it does not mean that the plan would be implemented or the request granted.

Mark J. Semeraro, Esq. of Kaufman, Semeraro & Liebman, LLP, representing the Corporate Park as well as its partners, requested that the Governing Body consider investigating whether or not the area to be discussed this evening is in need of redevelopment. It is planned to discuss the site as it exists, the redevelopment law, its processes, the criteria for redevelopment and the proposed use of the property. The property to be discussed is 231 and 239 Herbert Avenue and consists of two lots for a total area of 6 acres. He outlined the areas close to the property in question and explained the former use of the property at 231 Herbert Avenue as a single family house, which is used as the Corporate Park office. 239 Herbert Avenue is industrial property consisting of 5 warehouse structures on 5 ½ acres.

Joseph Burgis, PP, AICP, President of Burgis Associates, explained the redevelopment law, which is a process to restore an area in a state of decline and combines a number of statutes. The statute defines the redevelopment process and outlines the roles of the Planning Board and Governing Body in addition to setting forth specific criteria and public involvement in the process. He explained the straight forward

process starting with the Governing Body directing the Planning Board to begin the study. Public meetings on the subject must be held and subsequently a recommendation to the Governing Body must be made. After the recommendation is received, the Governing Body holds a public meeting and subsequently makes a decision to accept, in whole or in part, or reject the recommendation. If accepted, the Planning Board would be directed to prepare the redevelopment plan; and after a public hearing, a plan would be forwarded to the Governing Body. An ordinance would be prepared to adopt the plan and there would be public hearings on same. He cited the 9 criteria contained in the statute (N.J.S.A. 40A:12A-1 et seq.) and noted that all do not have to be met but only one has to be met for the Governing Body to designate the area for redevelopment. He cited the areas in Bergen County that have had redevelopment areas. Redevelopment does not represent spot zoning. Relative to transparency, there are many steps along the way during which public hearings must be held and you get to determine the preferred usage of the site. He explained the Planning Board role in the site plan review.

Mark Semeraro presented photographs of the existing condition of the property, containing aged but well maintained obsolete buildings, overhead gas lines, an unlevel building, a huge massive parking lot, outdated lane widths, old distribution stations and a building with an obsolete interior. He presented a proposed schematic of the site plan for the redevelopment with green area in addition to 240 assisted living units. 40 of the units would be constructed in a second phase, with 200 units planned for the first phase of which 40 units would be for memory care. The proposed plan has more greenery than the existing use of the property in addition to reduced impervious coverage. The proposed location of the structure along Herbert Avenue is consistent with the setback of the structures on either side and across the street. The proposed structure is in keeping with the character of Closter. A traffic study of the proposed use was done and the traffic engineer reached the conclusion that there would be no impact on existing traffic and would be passenger vehicles rather than the trucks that access the property at this time. Market studies show a need for assisted living in Closter and most members would be from the community. The development would provide a tremendous tax revenue benefit to Closter. There would be 90 to 100 full and part time employees at the site and will provide a financial benefit to downtown. There will be no impact on the school system.

The structure would be upscale and aesthetically pleasing that matches residential development in appearance and the three story structure would be setback from Herbert Avenue providing hotel style accommodations. They asked that the Governing Body investigate the redevelopment of this property, reiterating the community will receive significant benefit from this proposal and will provide tax benefits to the community.

In answer to Councilwoman Amitai, Mr. Semeraro noted that redevelopment plans have occurred in other communities because you get input on all zoning requirements; and is a far more transparent process than a use variance application because we would be before the public at the application phase only but here we are before the public multiple times. After the zoning is finalized, an application must be filed for site plan approval. They would like to engage in a partnership with the municipality to see this project as part of the community and it does not cost the municipality. Councilwoman Amitai noted that the Borough has just completed the Re-Examination Plan; and during the process, it was determined that there was no need for senior housing and we did not want redevelopment. Mr. Semeraro said this is assisted living not senior housing. This plan is not precedent setting; and the property owner is looking to repurpose the property to provide a much needed service; and market surveys have indicated a need for assisted living.

Councilwoman Chung noted that his client wants to avoid costs that would be incurred to appear before the Zoning Board for a use variance. Mr. Semeraro explained that redevelopment plans are legally permissible and is fully transparent. This will enhance Closter giving multiple tax benefits and provide a service that the community needs. Mayor Glidden said we are here to discuss their request for the redevelopment plan. In answer to Mayor Glidden relative to tax benefits, Mr. Semeraro said the project would yield \$1Million in tax revenue while presently the property yields \$120,000 in tax revenue. You get the same benefit from a use variance application but there are uncertainties as to the proposed structure of the building.

Mayor Glidden opened the meeting to the public at this time.

Joshua ... said he lives in the area and noted that Herbert Avenue has a lot of traffic and questioned if there would be an increase. Matt Skofield, project traffic engineer, said the units are not standard units since the residents do not have cars. The employees work on shifts and shift changes can be scheduled. There would not be a same level of traffic.

Gregg Lambert, 60 Cedar Lane, President of the Closter School Board, questioned if there would be a tax abatement; and Mr. Semeraro answered that they are not looking for a tax abatement; and if there would be a need, it would be a decision of the Governing Body.

Dr. David Barad questioned the density and the impact on schools noting that if he moved out of his house into this building, there would be a new family with children moving into his old house; therefore, impacting the school system. Mr. Burgis outlined the benefits of the facility in the community.

Anthony DeFalco, 175 Herbert Avenue, questioned the impact on the Borough facilities and disagreed with the traffic impact on the neighborhood. Mr. Burgis said these types of studies would be undertaken as part of the redevelopment analysis. There will be considerable tax revenue and will accommodate the impact on Borough facilities. Mr. Semeraro said this will be a medically staffed building and provide private ambulance and medical transportation, which will reduce the 9-1-1 need.

Mayor Glidden said this is a major project proposed by the property owner and will take sometime to process. He explained they are here to discuss the request for the Borough to form a redevelopment zone not to discuss the benefits of same.

Joe Bianco, Zoning Board of Adjustment Chairman, stated his qualifications as well as his experience regarding redevelopment and explained the process involved primarily one person deciding the future of your town which is the Mayor. He said the Planning Board is the Mayor's Board and the Zoning Board of Adjustment is the Council's Board. The application process is expensive but the application could be bifurcated/split. Mr. Semeraro noted that this does not always save an applicant money since there could be increased engineering costs and additional hearings. There are a number of municipalities that have been given tax abatements; and we are not asking for a PILOT at this time. Mr. Bianco said the Zoning Board has approved this type of housing in the past; and has vast experience in multi-family housing.

Steve Isaacson (97 Columbus Avenue) said that the development would house 240 patients and there would be trucks going in and out dealing with medical waste and garbage in addition to ambulances, employees and visitors. Mr. Semeraro explained that a traffic study was done based on data done by other traffic engineers; and they are asking for an investigation not a vote on a redevelopment plan. Initially the investigation would consider the criteria.

Angela Ferullo asked for consideration to be given against a PILOT where there is no money for schools; and questioned what criteria they are considering. Mr. Semeraro said the redeveloper pays for the expenses incurred by the Borough. Relative to the criteria for redevelopment, the Planning Board would determine same.

Mayor Glidden voiced his opinion that he had a hard time relative to the benefit to Closter to form a redevelopment zone. Having grown up in Englewood, he was aware that 20 years ago the downtown western part of Palisade Avenue was blighted and sat vacant for years until a redevelopment zone was formed. Closter is a vibrant town where every piece of property has a value and he cited an article in the New Jersey Monthly. He did not understand the tax benefits for a redevelopment zone. Mr. Semeraro asked if the Borough would accept a report regarding benefits; and Mayor Glidden noted that he would accept same and would read the report. After conferring with his client, Mr. Semeraro said they would be amenable to same.

Councilwoman Amitai said she was opposed to any type of redevelopment zone in Closter since we have plenty of money coming into the Borough and the usual channels should be used by coming before the Boards. Councilman Devlin expressed his agreement as this type of process does not fit. Councilwoman

Witko expressed agreement and Councilman Yammarino said he did not see the benefit of a redevelopment zone. Councilwoman Chung agreed with the comments about Englewood but believes Closter does not have that issue.

5. REVIEW AND DISCUSSION OF COMMUNICATION ITEMS

a. MAIL LIST OF SEPTEMBER 26, 2019 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item No. 11a was removed by Councilman Devlin.

Item No. 11a: Received 09/25/19, Dated 09/25/19, from Robert G. Esposito, Director, Bergen County Division of Community Development (BCDCD) to Municipal Partner in Community Development re Reminder re formal notification re application period to receive FY 2020-2021 (i.e., July 1, 2020 – June 30, 2021) funding will begin Monday 9/23/19 – applications due by Friday, 12/6/19 for: Community Development Block Grant (CDBG); Home Investment Partnership Grant (HOME); Emergency Solutions Grant (ESG); advising there will be **NO** Application Workshop this year; advising that all grants must be submitted using ZoomGrant with instructions (Copy to Interim Administrator) (See 7. M.L. 9/19/19) Distributed 9/25/19

Councilman Devlin asked Mr. Hynes if this was the same program we just received \$42,000 for and noted that the application deadline for the following year comes rather fast after award notification for the current year. Interim Administrator affirmed same and explained that you cannot apply for funds for the same project and advised they are contemplating next year's project.

b. MAIL LIST OF OCTOBER 3, 2019 – Mayor Glidden asked if any member of the Council wished to address any matter or provide any comments. Item Nos. 6 and 7 were removed by Borough Attorney; Item No. 8 was removed by Councilwoman Chung.

Item No. 6: Received 10/01/19, Dated 10/01/19, from Mayor's Secretary to Borough Clerk from Friends of the Creche re Request for permission to place the Nativity Creche on the lawn in front of the Closter Borough Hall the week of 12/9/19 to be removed the week of 1/6/20; and asking that insurance be waived (Copy to Risk Management Consultant)

Borough Attorney asked for a consensus on this request to enable him to prepare a Resolution of approval for the next meeting, and no objections were voiced.

Item No. 7: Received 10/01/19, Dated 09/29/19, from Thomas Colwell, Chair, Environmental Commission re Request for permission to hold 12th Annual Mac Bain Farm Fest on Saturday, 10/19/19, from 3 p.m. to 5 p.m.; rain date Sunday, 10/20/19

Borough Clerk informed Mr. Rogan that this Resolution is on the Consent Agenda this evening.

Item No. 8: Received 10/01/19, Dated 10/01/19, from Anthony Vargas, Esq., General Counsel, The Action Environmental Group/Interstate Waste Services, to Clerk Castano re Request for renewal of Wellington Avenue Lease

Councilwoman Chung asked the Borough Attorney if this was a contract for the use of Wellington Avenue by Miele; and Mr. Rogan affirmed same explaining we started this lease several years ago and now they would like to renew it. At one time, Miele Sanitation had come to the Council to ask for a lease on that land so he had the proper dimensions for the purposes for the BPU to grant approval to continue operating a transfer station and being the Host Community supplier for the transfer station for the Borough. In regards to the previous contract, he said there is a monetary number attached to it and the terms are subject to the Council's negotiations. Borough Attorney reminded that several meetings ago a Resolution was passed authorizing the bidding for Solid Waste Transfer Station Services; both solid waste and recycling contracts are up at the end of this year. His office has finalized specs which will be advertised shortly. Currently, this is the only transfer station within the Borough and we are considered a Host Community; and as a result, we get our recycling services for free; and the Host Community Agreement is up as well. We have the right to advertise to put it out to other recycling sanitation companies, but there will be a cost involved for those services. In answer to Councilwoman Amitai, he said he does not recall offhand what the fees are presently.

6. REVIEW AND DISCUSSION OF CONSENT AGENDA ITEMS FROM REGULAR MEETING
(Refer to Regular Meeting Agenda of October 7, 2019)

Mayor Glidden asked if any member of the Council wished to discuss any item on the Consent Agenda. Councilman Devlin referred to Item No. 16b.

16b. RESOLUTION APPROVING AGREEMENT WITH GEORGE A. KOTEEN ASSOCIATES, INC. – UTILITY AUDIT (Received from Interim Administrator 8/23/19/Discussed @ WS 9/11/19/Approved by Borough Attorney 10/7/19@12:52 p.m.)

Councilman Devlin asked if cell phones were included as well as land lines and was advised by Mr. Hynes that both were included.

7. PROFESSIONAL REPORTS

A. BOROUGH ATTORNEY

1) STATUS REPORT RE STATUS OF ZBA DEVELOPER'S AGREEMENT FOR WIGGERS, BLOCK 1203/LOTS 1, 2, 3 & 4, 51 & 63 JOHN STREET (14. M.L. 4/19/18)

2) STATUS REPORT RE ORDINANCE FOR PARKING REGULATIONS AT THE THIRD STREET COMMUTER PARKING LOT (Requested by Borough Engineer @ WS 7/24/19) – Borough Attorney reported he circulated a draft parking permit ordinance this evening for Council review and comment. It has been approved by the Ordinance Committee; and subject to Council approval, will be placed on the next meeting Agenda for Introduction. Councilwoman Amitai voiced her opinion that the time limit is too restrictive, would not allow those New York City commuters enough time to get to work and suggested the hours be lengthened. It was agreed that 6 a.m. to 9 p.m. was a reasonable timeframe.

3) REPORT RE ADVERTISEMENT OF BIDS FOR SOLID WASTE TRANSFER STATION SERVICES (Approved RM 9/11/19)

4) REPORT – Borough Attorney reported the following updates:

a. Village School Affordable Housing – Correspondence was received from the County today indicating they are proceeding with the application for funds. It appears that they passed the first threshold for the 9% tax funds; although not definite, it is the first correspondence he received today.

b. Squicciarini v. Closter – He had written to the Council and informed that a Summary Judgment Motion was granted in the Borough's favor dismissing that case. The Plaintiff does have 45 days to appeal and that time has not yet run out, but so far they have not appealed.

c. Rosenblum v. Closter & Miele Tax Appeal – 2016, 2017 and 2018 cases are awaiting decisions from the Appellate Division. He reminded the Borough was successful on the Tax Court level on all three (3) cases and the Plaintiff has appealed those decisions.

At this time, Mr. Rogan reported he had several items for Closed Session to discuss PBA negotiations and one matter involving personnel.

B. BOROUGH ENGINEER

1) STATUS REPORT RE SWIM CLUB PHASE II CONTAMINATION INVESTIGATION (Authorized RM 7/9/14/Contract Amendment for Remedial Excavation not to exceed \$106,000 Authorized RM 6/12/19) – Borough Engineer reported they are currently working on the plans for cleanup. Boswell will also be performing the wetlands delineation which should take place either this week or next week and will determine which portion of the contamination is within and outside of the wetlands. He reminded this is a lengthy process and explained the specs probably wouldn't be ready until mid-next year. In answer to Councilwoman Amitai, he said in about 2 years the property would be cleaned up.

7. PROFESSIONAL REPORTS (Continued)

B. BOROUGH ENGINEER (Continued)

2) STATUS REPORT RE FOLLOWING PB DEVELOPER'S AGREEMENT:

- a. BLOCK 1607/LOT 1 & BLOCK 1310/LOT 2 (CLOSTER MARKETPLACE (EBA) LLC AND CENTENNIAL AME ZION CHURCH) (Approved RM 4/22/15) – Mr.

DeNicola reported the Developer is looking to finish the punch list items and the main thing is the ADA ramps in the Borough right-of-way. The brick paver blocks they are using keep cracking and breaking; and the Borough has requested they install conventional, detectable warning surfaces like the truncated domes installed in the rest of the Borough. He anticipates their starting the project on 10/17/19 and finishing by the end of the year.

- 3) STATUS REPORT RE INITIAL PHASE OF TIER A MUNICIPAL STORMWATER PERMITTING PLAN (SP3) PER PROPOSAL DATED 4/9/19 IN AN AMOUNT NOT TO EXCEED \$5,000 FOR THE INITIAL PHASE (10 M.L. 4/11/19) Authorized RM 5/8/19

- 4) STATUS REPORT RE 2019 NEW JERSEY DEPARTMENT OF TRANSPORTATION LOCAL AID PROJECT FOR THE RAILROAD AVENUE, NAUGLE STREET AND OLD CLOSTER DOCK ROAD IMPROVEMENTS AND 2019 BOROUGH ROAD PAVING PROGRAM (Grant ID MA-2019-Railroad Ave., Naugle St. & Old Closter Dock Road-00278) Notification of award 3/29/19/\$222,000 (5. M.L. 4/4/19) Bid Opening held 7/2/19 @ 11:30 a.m./Contract awarded RM 7/10/19 to J.A. Alexander/\$575,460 – Borough

Engineer reported all of the paving is completed, a majority of the crack sealing has been completed and all of the striping has been completed. Boswell is currently developing a punch list for the contractor and he expects this project to wrap up within the next 45 days.

5) STATUS REPORT RE REVISIONS TO BOROUGH ZONING MAP DUE TO ADOPTION OF AFFORDABLE HOUSING ORDINANCES (Reported @ WS 6/26/19/Requires adoption by Ordinance) – Mr. DeNicola reported they are in the process of revising the maps but one issue came up in reviewing the criteria. He has a note in to the Borough Attorney and the Borough Planner regarding the Industrial Zone as there may be another designation requiring adoption by ordinance.

- 6) REPORT RE PROPOSED IMPROVEMENT AND SIGNALIZATION OF VERVALEN STREET AND PIERMONT ROAD (Approved RM 9/11/19)

- 7) REPORT – Borough Engineer informed the foregoing items concluded his report.

8. REPORTS

A. BOROUGH ADMINISTRATOR

- 1) STATUS REPORT RE FOLLOWING INSURANCE MATTER(S):

for the following Mail List requests re Insurance:

- a. Closter Improvement Commission Requests (9 M.L. 4/25/19)

- 1) Tree Lighting (Sun, 12/1/19 from 5:30 p.m. to 7:30 p.m. - location TBD)

Mr. Hynes reported there was a meeting between a representative of the Improvement Commission, himself and the emergency services involved to discuss relocating the event to the Fire House, if approved. Tomorrow there will be another meeting including Councilwoman Amitai to go look at the site. From a security standpoint, unanimous consent was given by the emergency services Department Heads. Tomorrow's visit they will look at the tree which has already been picked out and do an assessment if this event will work in this location.

- 2) REPORT RE CY2019/SFY2020 BEST PRACTICES INVENTORY – Due 10/30/19

(13 M.L. 9/12/19) – Interim Administrator informed this is a very important report because if you don't comply the State can withhold any grant monies or aid you could receive; so they are in the process of reviewing it to meet the due date of 10/30/19 to the Department of Community Affairs.

- 3) STATUS REPORT RE FOLLOWING GRANTS: Mr. Hynes reported on the following:

a. FILED

1. 2020 NEW JERSEY DEPARTMENT OF TRANSPORTATION LOCAL AID GRANT FOR THE LEWIS STREET, STORIG AVENUE and ECKERSON AVENUE PROJECT (Grant ID: MA-2020-Lewis Street-Storig Avenue-Eckerson Avenue-00409/Authorized RM 7/10/19) - We are waiting for information regarding awards.

8. REPORTS (Continued)

A. BOROUGH ADMINISTRATOR (Continued)

3) STATUS REPORT RE FOLLOWING GRANTS: (Continued)

b. AWARDED - To be announced by Administrator

1. FY 2018-2019 BERGEN COUNTY COMMUNITY DEVELOPMENT GRANT IN THE AMOUNT OF \$4,500.00 FOR SENIOR WELLNESS (Notification of Award rec'd 18. M.L. 10/4/18) – The Borough received the check; and this item can be closed out and removed from future agendas.

2. 2017 BERGEN COUNTY OPEN SPACE TRUST FUND MATCHING GRANT FOR THE RUCKMAN PARK WALKING PATH LIGHTING PROJECT PHASE II IN THE AMOUNT OF \$29,532.00 (Authorized RM 6/28/17/Notification of award dated 9/19/18 rec'd from Administrator's Office 15. M.L. 12/13/18) – This project is in progress. If the Council votes tonight to approve the second reading of the ordinance on the agenda pertaining to same, they will send a note to the developer to give us a start date. DPW Superintendent and he would like to have this completed by the end of the year. Councilwoman Amitai questioned the location of the lights and Mr. Hynes explained it was the part that goes close to Ruckman Road near the parking lot; this is the completion of the original project.

3. 2019 BERGEN COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT FOR THE CLOSTER SENIOR CENTER PARKING AREA LIGHTING PROJECT IN THE AMOUNT OF \$42,980.00 (Approved RM 2/13/19) Notification of award in the amount of \$42,980.00 rec'd 15 M.L. 9/12/19 – We received the grant contract on October 3rd so this is in progress. He will be asking for a resolution on the October 23rd meeting to enter into an agreement with the County for this. Councilwoman Chung questioned if we needed to provide a plan to apply for this grant and asked what this lighting scheme includes. Mr. Hynes informed there is a lighting scheme; and he agreed to circulate same as it had not previously been shared with the Council. He cautioned that there is more to the project than just what the grant money covers. At the next meeting he will share the plans, including saving the trees. Councilwoman Chung asked if the grant covered the cost; and Mr. Hynes explained the original figures in the planning phase had been close to 6 figures and now that some time has elapsed, it will more than likely be over 6 figures. In answer to Councilwoman Amitai, he said it is kind of a matching grant and informed Councilman Devlin it includes more than just lighting for the original estimate of \$95,000. He explained it also includes parking and curbing. Borough Clerk voiced her concerns that this project will not start or be in progress around Election Day as the Senior Center is now a polling location; and he affirmed it would not.

c. TO BE FILED - To be announced by Administrator

4) REPORT – Interim Administrator reported he and the DPW Superintendent met with key figures from the Nature Center to discuss a bridge that is in need of repair, in addition to the cabin issues on which the Borough Engineer prepared a report.

Mr. Hynes reported he met with Mayor Emeritus Heymann and the Chair of the Environmental Commission (Tom Colwell) and the MacBain Farm caretaker to discuss the request for electric and water supply. They wanted to have this installed by October 19th but that is not possible. Overall, everyone is in agreement that something should be done to install water and electric; and they are preparing for another meeting this month to review costs for a 2020 Budget request.

At this time Councilwoman Amitai thanked the Interim Administrator for the crossing guard on October 1st for a trial period.

B. BOROUGH CLERK

1) STATUS REPORT RE 2019 APPOINTMENTS – Borough Clerk reported open appointments are being maintained on the Regular Meeting Agenda.

a. REPORT RE PREPARATIONS FOR 2020 APPOINTMENTS – Ms. Castano reported a memo will be sent on 10/11/19 to all Borough Boards and Commissions asking for recommendation to be provided no later than 11/22/19.

2) STATUS REPORT RE 2019 OATHS OF OFFICE – Borough Clerk reported Oaths of Office are current.

8. REPORTS (Continued)

B. BOROUGH CLERK (Continued)

3) STATUS REPORT RE 2019 LICENSES – Ms. Castano reported 2019 Licenses are current.

a. REPORT RE PREPARATIONS FOR 2020 LICENSES – Borough Clerk reported a memo will be sent to the Chief of Police on 10/9/19 and due by 11/4/19 requesting if there are any new establishments that can be added to our list which has been slowly diminishing over the past several years.

4) STATUS REPORT RE 2019 MEETING DATES – Ms. Castano reported Meeting Dates are current.

a. REPORT RE PREPARATIONS FOR 2020 MEETING DATES – Borough Clerk reported they are preparing the memo that will be sent to all Borough Boards and Commissions on 10/17/19 asking for submissions by the first week in December.

5) STATUS REPORT RE ELECTIONS – GENERAL ELECTION TO BE HELD TUESDAY, 11/5/19, FROM 6 A.M. TO 8 P.M. – Ms. Castano reported she and Deputy Clerk will be attending the Bergen County Clerk’s Election Meeting/Seminar on 10/17/19 and she will have more to report after that date.

6) STATUS REPORT RE 2019 UNFINISHED BUSINESS – Borough Clerk reported there has been no further progress with the Do Not Knock registry but she promised it will not be forgotten as they continue to work on ideas how to implement it on the website, how to inform residents of its availability and how to deal with the list once it is compiled.

7) STATUS REPORT RE OPRA REQUESTS – Ms. Castano reported that as of today, we have had 237 requests; on the same date in 2018 we had 160 and in 2017 there were 138.

8) STATUS REPORT RE PREPARATIONS FOR LEAGUE CONFERENCE TO BE HELD IN A.C. FROM 11/19/19 to 11/21/19 – Borough Clerk reported all arrangements have been made; but arrangements for meal function tickets are to be made individually: Mayor’s Box Luncheon; Women in Municipal Government Networking and League Delegates Luncheon.

9) REPORT – Ms. Castano reported the Fair and Open Resolution for 2020 Professional Services is being prepared to be sent to our Borough Attorney for his review and preparation for the Regular Meeting Agenda of October 23, 2019. There are several questions her office has regarding same that they will address with him.

Borough Clerk reported that last week she provided a copy of the responsibilities of the Administrator to the Borough Attorney and Human Resources Committee as promised. She offered that if any additional information was required to not hesitate to ask her office for same.

In response to Councilwoman Amitai’s inquiry, the Borough Attorney explained that an open ended OPRA request is typically responded to by the Borough Clerk with specific citations as to clarifying the request. He agreed with the Borough Clerk that this was being used as the lazy man’s way of having us do all their work for them.

At this time, Councilman Devlin asked what the questions were that the Clerk’s office had regarding Fair and Open Appointments. Ms. Castano explained we have our customary resolution when we go out for RFP’s for professionals; and since there is a lot of transition at this time, her office was requesting guidance regarding including same in our advertisements. In answer to Mr. Devlin, Borough Attorney explained we could definitely include the Municipal Court Judge.

At this time, Councilwoman Amitai questioned if Interim Administrator placed an ad yet for the additional Code Enforcement Officer; and he advised he would like to do same but there has not been a full Council consensus yet- only the HR Committee discussions regarding same. He explained that they are looking to hire one (1) additional Property Code Enforcement Officer capped at 15 hours. Councilwoman Witko informed they had some questions they wanted answered from the Construction Official that Mr. Hynes had sent to him but we have not heard back yet. She reminded Mrs. Amitai she sent her an email about the 24th for another meeting with Mr. Hynes to discuss the duties of this position. Mrs. Amitai voiced her concerns that James Whitney is unable to do proactive code enforcement when he is already doing all of the C.C.O.’s and making court appearances.

8. REPORTS (Continued)

B. BOROUGH CLERK (Continued)

Mayor Glidden expressed that they understand the reasons why and Mrs. Witko reiterated there were some concerns as to the proposed duties of the new position they wanted to discuss and clarify. Borough Attorney cautioned we need to be sure the salary for this position is available.

C. CHIEF OF POLICE

1) REPORT – Chief McTigue was not present this evening; therefore, no report was provided.

D. MAYOR

1) REPORT – Mayor Glidden reminded of the following upcoming events:
a. The MacBain Farm Festival is Saturday October 19th from 3 p.m. to 5 p.m.;
b. Lions Club Pancake Breakfast is October 27th from 8 a.m. to Noon;
c. Closter Recreation Annual Halloween Parade on October 27th at 12:30 p.m.
and he asked the Council to attend because he wanted them to judge the costume contest.

9. OLD BUSINESS

a. CONTINUED DISCUSSIONS RE THE FOLLOWING:

- 1) Borough Attorney report re consultation with Borough Engineer re follow up on status of EMERGENCY REPAIRS TO BE MADE AT DWARSKILL “CULVERT” ON BLANCH AVENUE ALONG THE NORWOOD BORDER (Requested by Mayor WS 12/12/18) (8 M.L. 9/5/19 – copy of letter dated 8/28/19 from Norwood Borough Attorney to Bergen County Dept. of Planning and Engineering re culvert ownership)

Borough Engineer advised that the survey for the Vervalen Street traffic light that had been authorized was prepared and sent to the County, which the County will now mark up for conceptual alignment of new curbs and signal. Once received from the County, the design can be started but the County is extremely busy and probably will not get back to us this year.

Relative to the Heidenberg Plaza crossing, Borough Engineer advised that same was approved by both the County and the Borough and now it is up to the applicant to install same.

10. NEW BUSINESS

11. OPEN MEETING TO THE PUBLIC FOR ANY MATTER PER NJSA 10:4-12(A) (SUBJECT TO A 5-MINUTE LIMIT PER GENERAL RULE NUMBER 11) EXCEPT FOR ITEMS SCHEDULED FOR PUBLIC HEARING AT THE REGULAR MEETING

Dr. David Barad (26 Kinkaid Avenue) said the Reuten overlay is mentioned in the zoning code and Borough Engineer advised that the zone has no boundaries and does not exist currently; the zone must be defined. This area was not part of the overlay. Dr. Barad referred to the ordinances on the agenda noting that same take about 4 to 6 weeks to be introduced and passed.

Sean Trokhan, 231 Closter Dock Road, noted that he works at 235 Herbert Avenue and at least a dozen times a day people go the wrong way on Railroad Avenue; and suggested that a “Do Not Enter” sign be placed. Borough Engineer said he would contact the Police Department about the placement of a sign. Relative to the Summer parking issues, Mr. Trokhan said they are caused by one bad neighbor using the lot. The school is over-utilizing the lot. Councilwoman Amitai said we have two active police officers in conjunction with Mr. Hynes who has filed an application with CSX to get approval to use the lot. The Borough would have 50 spots for approximately two-hour parking. We hope to have the commuter parking

CLOSTER MAYOR AND COUNCIL
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available by the first of January. In addition, she would suggest that the neighbor find space across the street during the Summer for employees. Mr. Trokhan said he has no problem with the layout of the lot from the end of August until the beginning of the Summer and has no interest in changing the nature of the lot - only to have a fair distribution of the available spaces.

- 12. DISCUSSION OF PUBLIC COMMENTS, IF APPROPRIATE
- 13. ANY OTHER MATTER WHICH MAY PROPERLY COME BEFORE THE GOVERNING BODY
- 14. ADJOURNMENT

Motion to adjourn the Work Session at 9:28 p.m. was made by Councilwoman Latner, seconded by Councilman Yammarino and declared unanimously carried by Mayor Glidden.

Provided to the Mayor and Council on
October 17, 2019 for approval at the
Regular Meeting to be held Monday,
October 25, 2019

Loretta Castano, RMC
Borough Clerk

Prepared by Carol A. Kroepke
and Arlene Marie Gray, RMC, utilizing
recording and the Borough Clerk's
notes

Approved at the Regular Meeting held October 23, 2019
Consent Agenda Item No. 14b